



## Lamb Row, Rudston, Driffield, YO25 4UE

- End-Terrace Cottage
- Lounge With Log Burner
- Modern Kitchen & Bathroom
- First Floor W/C
- Desirable Village Location
- Two Double Bedrooms
- Dining Room
- Ground Floor Bathroom
- Large Garden
- Parking For Multiple Vehicles

**Offers Over £170,000**



# 1 Lamb Row, Rudston, Driffield, YO25 4UE

## DESCRIPTION

Nestled in the heart of the highly desirable village of Rudston, this charming end-terrace cottage occupies a generous plot and would make a delightful home for a wide range of buyers, from first-time purchasers to downsizers or those seeking a peaceful village retreat.

Rudston is a popular village in the East Riding of Yorkshire, known for its historic charm and welcoming community. Surrounded by beautiful countryside and within easy reach of Bridlington and the coast, it offers the perfect balance of rural living and convenience.

Stepping into the property, you are welcomed by a useful porch which leads into the cosy lounge positioned at the front of the home. This inviting space is full of character, featuring exposed beams and a charming log burner – perfect for relaxing evenings in.

From here, you move into the second reception room, an excellent and versatile space that works perfectly as a dining room. There is ample room for a family-sized dining table, making it ideal for entertaining or family meals.

The modern kitchen is well appointed, offering generous storage and space for essential appliances, ensuring practicality without compromising on style. To the rear of the ground floor is the bathroom, fitted with a three-piece suite including a bath with shower over.

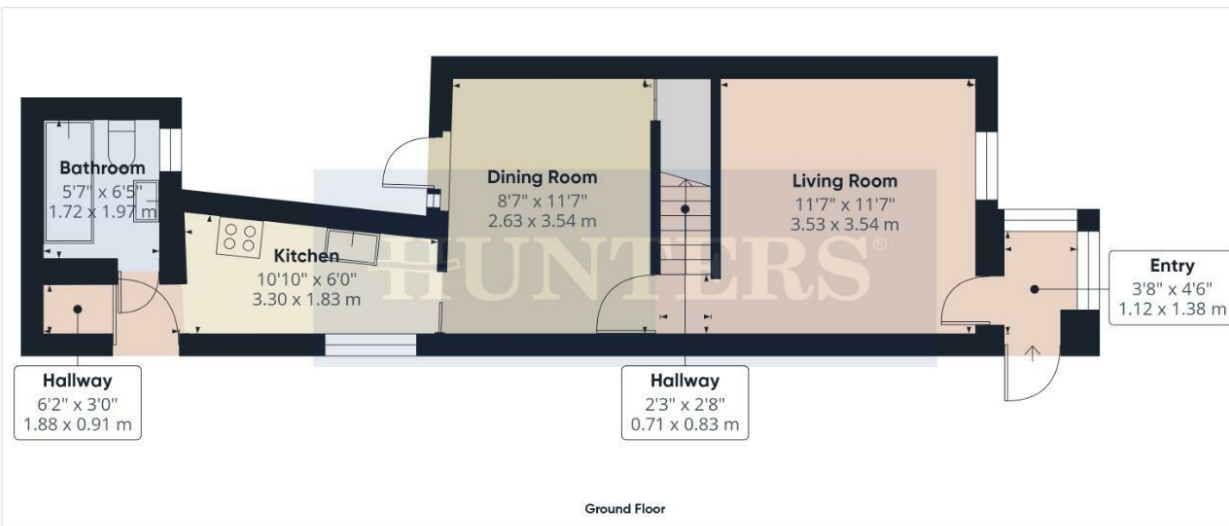
Upstairs, the property continues to impress with two bright and spacious double bedrooms, both offering plenty of room for furniture. In addition, there is the convenience of a first-floor WC.

Externally, the home truly stands out with its large wrap-around garden, mainly laid to lawn with gravelled areas providing flexibility for seating and outdoor entertaining. The generous plot offers fantastic potential for keen gardeners or those simply wanting to enjoy outdoor space. There is also off-road parking for multiple cars and handy outdoor storage.

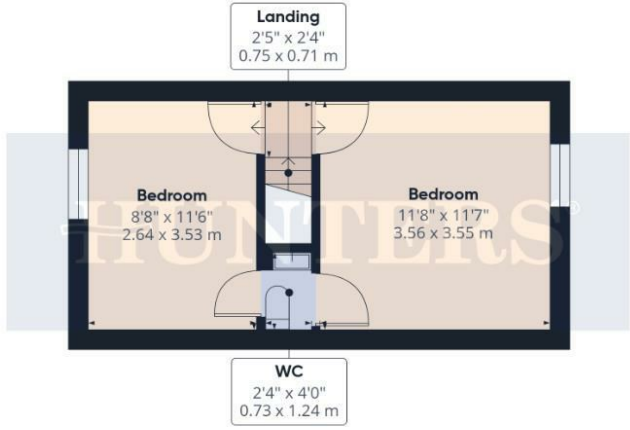
This unique cottage combines character features with modern comforts, all set within a beautiful village location. Schedule a viewing today!







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
650 ft<sup>2</sup>  
60.4 m<sup>2</sup>

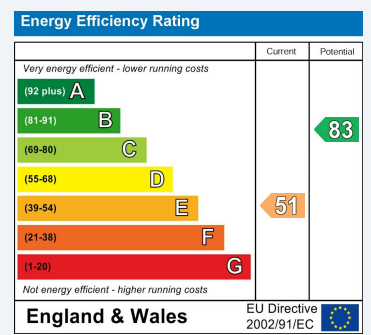
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



27 Quay Road, Bridlington, YO15 2AR  
Tel: 01262 674252 Email: [bridlington@hunters.com](mailto:bridlington@hunters.com) <https://www.hunters.com>

