



West End House Main Street, Garton-On-The-Wolds

Driffield

Guide Price £315,000

West End House Main Street

Garton-On-The-Wolds, Drifffield

**** NO ONWARD CHAIN**** Beautifully renovated 3 double bedroom cottage with open plan living, quality finishes, oil heating, utility outhouse, large patio, and set on 0.22 acres. Modern comfort meets character charm.

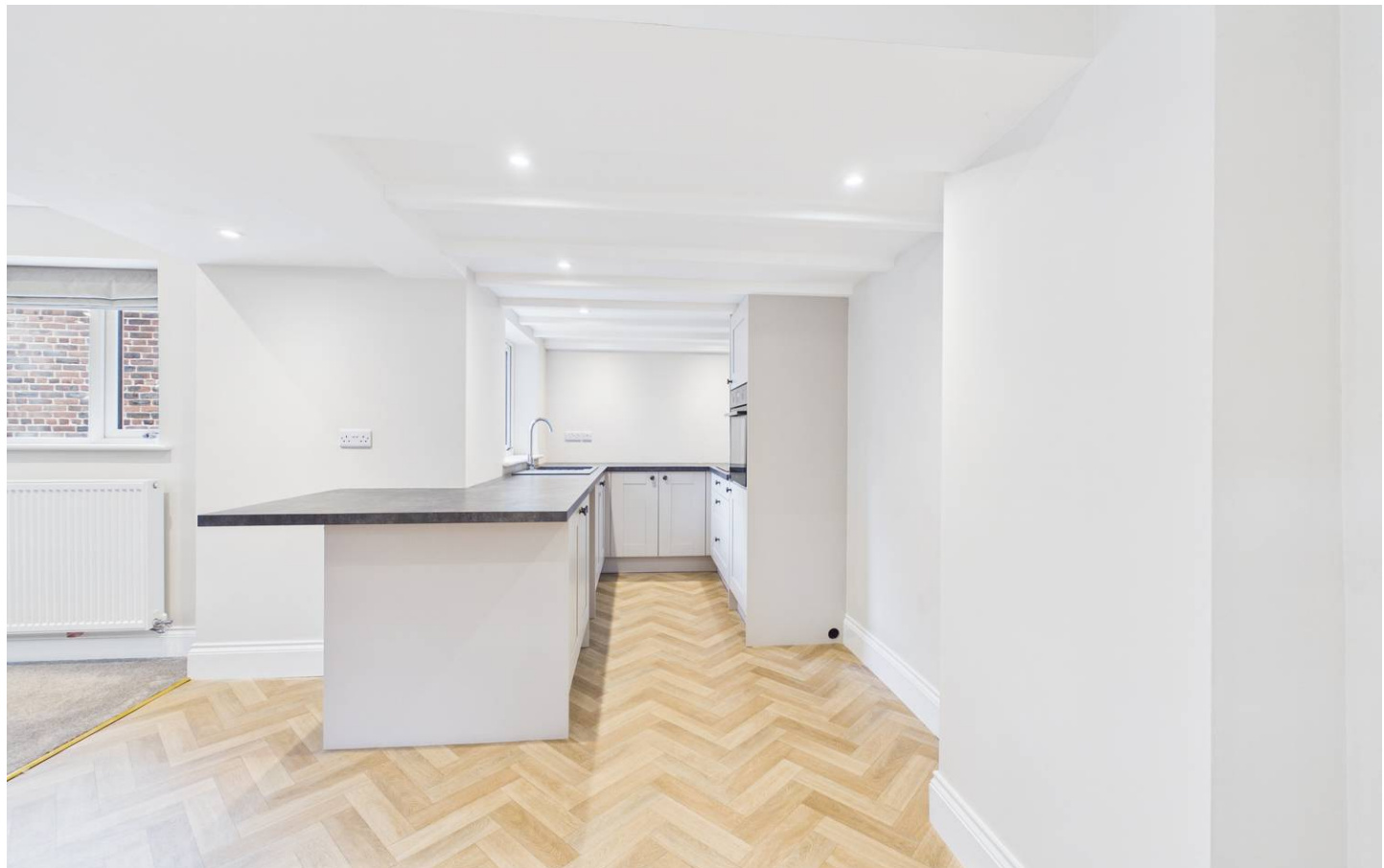
Council Tax band: TBD

Tenure: Freehold

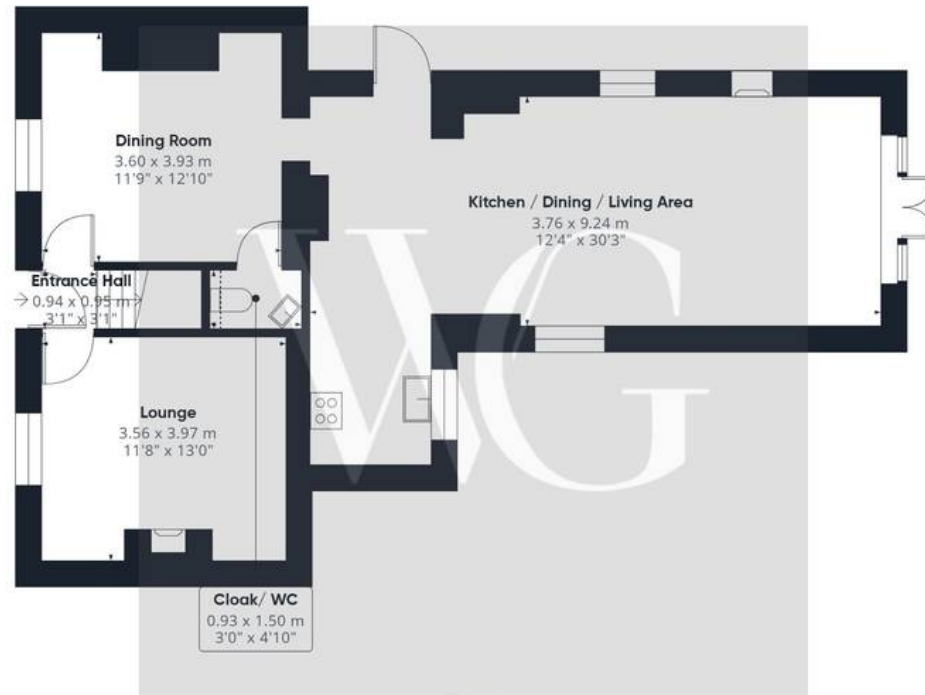
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

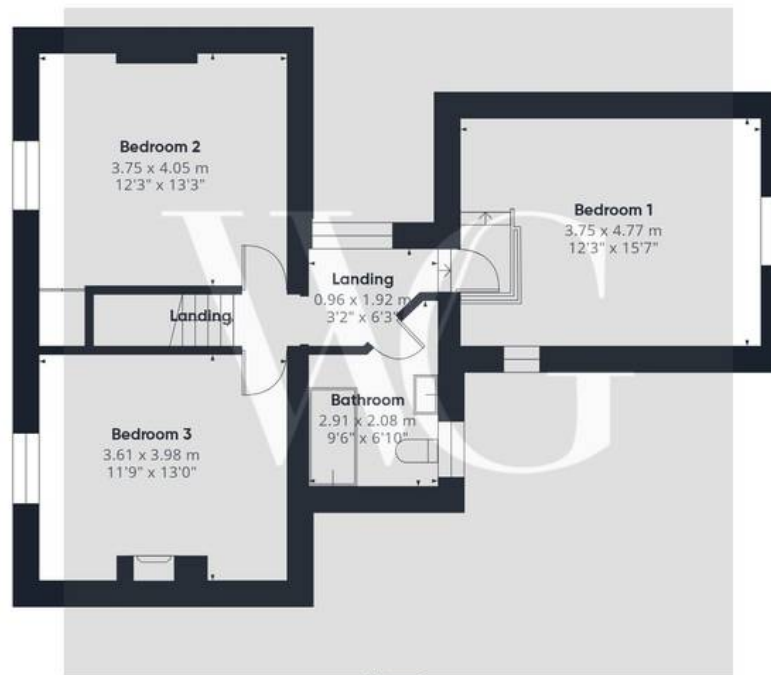
- THREE DOUBLE BEDROOMS
- RECENTLY RENOVATED
- VERY LARGE GARDEN
- OPEN PLAN KITCHEN LIVING DINING AREA
- STANDING IN 0.22 ACRES OR THEREABOUTS
- LARGE STONE FLAGGED PATIO
- OUTHOUSE/ BOILER ROOM WITH WC
- BEAUTIFULLY PRESENTED SPACIOUS ACCOMMODATION
- MID TERRACED COTTAGE
- OIL FIRED CENTRAL HEATING (NEW BOILER)







Floor 1

Approximate total area⁽¹⁾126.6 m²1364 ft²**Reduced headroom**0.2 m²2 ft²

Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

