



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



**Asking Price
£245,000**

**2 Mill Lane,
Lowthorpe, YO25 4AX**

SERVICES

Air source heat pump. Mains water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.





THE ACCOMMODATION COMPRISES:
ENTRANCE HALL - 5'10" x 3'6" (1.80m x 1.09m)

Door to the front aspect, coving, stairs leading to the first floor landing, vinyl flooring, radiator and power points.

LOUNGE - 12'2" x 16'9" (3.72m x 5.12m)

Large living space with sliding doors to the rear aspect, window to the front aspect, coving, wall mounted lights, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINER - 9'7" x 22'5" (2.93m x 6.85m)

Modern and well presented kitchen/diner with sliding doors to the rear leading out to the garden, additional window to the front and side aspect flooding the room with natural light, built in cupboard ideal for storage, tiled splash back, a range of shaker style wall and base units and breakfast bar area, one and a half sink with drainer unit, space for white good, plumbing for washing machine, built in electric oven with electric hob and extractor fan, well proportioned dining space, tiled flooring, radiator and power points.

UTILITY ROOM - 5'9" x 5'10" (1.78m x 1.79m)

Door to the rear aspect, space for fridge/freezer, plumbing for washing machine, wood effect laminated flooring,

FIRST FLOOR LANDING - 6'1" x 7'2" (1.86m x 2.19m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM ONE - 12'3" x 17'0" (3.73m x 5.18m)

Dual aspect windows to the front and rear aspect, inset spotlights, coving, built in wardrobes with alcove area ideal for a dressing table, fitted carpets, radiator and power points.

BEDROOM TWO - 10'3" x 9'0" (3.14m x 2.77m)

A second double bedroom with window to the front aspect, inset spotlights, coving, built in wardrobes, fitted carpets, radiator and power points.

BATHROOM - 9'8" x 7'2" (2.95m x 2.19m)

Window to the rear aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with pedestal, 'P' shaped bath with over head shower and wet wall panelling, vinyl flooring, heated towel rail and extractor fan.

GARDEN

North West facing garden which is mainly laid with lawn, patio area to the immediate rear which has a gravelled walkway down to a secondary patio area, greenhouse, timber storage shed, mature trees and shrubs, countryside views to the rear and gated side access. To the front of the property is another garden space which is walled, laid with lawn, gravelled and planted flower and shrubs.

PARKING

Gravelled off street parking to the front for multiple cars. There is also space for caravans or motorhomes.

2 Mill Lane, Lowthorpe, YO25 4AX

DESCRIPTION

A rare opportunity to purchase a spacious two double bedroom property in the sought after village of Lowthorpe. 2 Mill Lane is set back from the road and ideally positioned where properties seldom come to the market with stunning countryside views from both the front and rear aspect. Offering open plan living internally, there is also excellent scope for extending (subject to planning) making it an ideal choice for buyers looking to potentially expand in the future. Externally, the property boasts a large and private garden which the current vendors have renovated to create a peaceful outdoor space. Situated on a sizeable plot, we highly recommend viewings to fully appreciate everything this property has to offer.

The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining area, utility room, first floor landing with two double bedrooms, family bathroom, large rear garden and ample off street parking to the front.

LOCATION

Lowthorpe is a small, largely Estate owned village situated off the A614, approximately 5 miles to the east of Driffield. Lowthorpe house itself is located on the northern edge of the village, close to the church. Driffield and Bridlington offer a good range of local facilities and rail links. The city of York is within easy reach some 32 miles west, the market town of Beverley is 15 miles away and Malton is 26 miles distant. The city of Hull lies some 25 miles to the south.

