



3 Main Street, Kirkburn

Driffield

Guide Price **£275,000**

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Kirkburn, Drifffield

Renovated Grade II listed cottage with 3 spacious bedrooms (one en-suite), 2 receptions, new kitchen, garden, garage, out house, and new boiler in a quiet, desirable village location.

Council Tax band: C

Tenure: Freehold

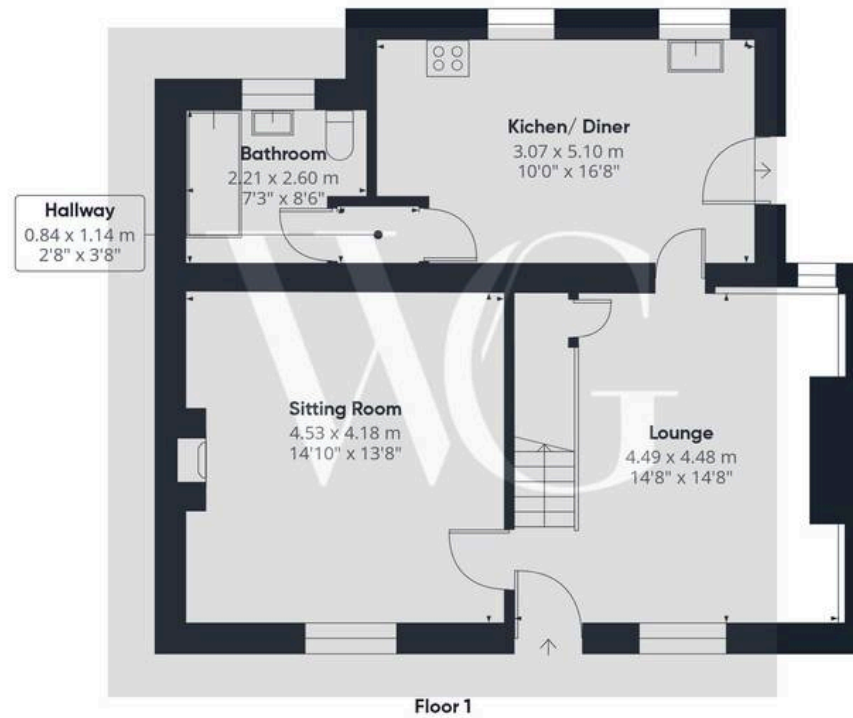
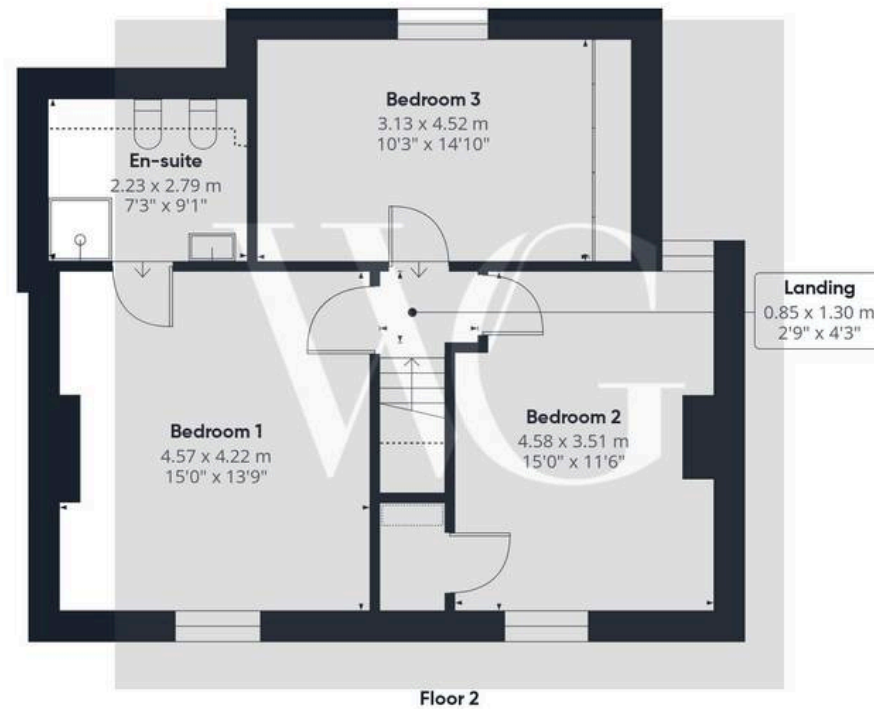
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- GRADE II LISTED PROPERTY
- THREE DOUBLE BEDROOMS
- ONE EN-SUITE AND A GROUND FLOOR BATHROOM
- VERSATILE ACCOMMODATION
- GENEROUS SUNNY GARDEN
- TWO RECEPTION ROOMS AND DINING KITCHEN
- OIL FIRED CENTRAL HEATING
- NEW ROOF
- FULLY RENOVATED BEAUTIFULLY PRESENTED VILLAGE COTTAGE
- GARAGE AND PARKING





**Approximate total area⁽¹⁾**118.9 m²1280 ft²**Reduced headroom**1.2 m²13 ft²

(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.

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