



Approximate total area⁽¹⁾
968 ft²
90 m²

(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



Asking Price
£250,000

**1 Railway Cottages,
Driffield, YO25 6SB**



SERVICES
Understood to all be connected to mains. Mains gas, 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'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	79 C
21-38	F		
1-20	G		

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.



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**THE ACCOMMODATION COMPRISES:-
ENTRANCE HALL**

Door to the front aspect, window to the side aspect and vinyl flooring.

UTILITY ROOM- 7'2 (2.20m) x 7'0 (2.15m)

Windows to the side aspect, wall mounted gas boiler, base units with solid oak worktop, plumbing for washing machine, space for dryer, vinyl flooring, radiator and power points.

BATHROOM- 6'0 (1.85m) x 6'10 (2.09m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, radiator and extractor fan.

KITCHEN- 13'11 (4.26m) x 9'7 (2.93m)

Window to the side aspect, inset spotlights, tiled splash back, a range of wall and base units with wall mounted shelving, one and a half sink with drainer unit, space for fridge/freezer, electric oven with electric hob and extractor fan, vinyl flooring, radiator and power points.

HALLWAY

Exposed floorboards and access to the loft.

LOUNGE- 16'0 (4.88m) x 13'11 (4.25m)

Light and bright living area with large bay window to the rear and additional window to the side aspect, door leading into the sunroom, built in shelving, log burning stove with tiled hearth, exposed floorboards, radiator, TV point and power points.

SUNROOM- 15'7 (4.76m) x 6'6 (1.99m)

French doors to the rear aspect, laminated flooring and power points.

BEDROOM ONE- 13'11 (4.25m) x 11'10 (3.61m)

Double bedroom with window to the rear aspect, built in wardrobe, fitted carpets, radiator and power points.

BEDROOM TWO- 13'10 (4.22m) x 7'10 (2.40m)

Another double bedroom with window to the front aspect, exposed floorboard, radiator and power points.

BEDROOM THREE- 10'1 (3.08m) x 8'2 (2.50m)

Classed as a third double bedroom but currently used as a snug with window to the front aspect, exposed floorboards, radiator and power points.

GARDEN

A predominantly South facing garden sitting privately behind hedging and is laid with gravel to the parking area, grassed area round the side and front ideal for seating, planted shrubs, flowers, trees and stunning mature rose bushes and garden storage shed. There is also a rear courtyard which houses a brick workshop. There is a side pedestrian gate and double iron gates.

PARKING

Gravelled off street parking for multiple cars and car port area.

1 Railway Cottages, Beverley Road, Driffield, YO25 6SB

DESCRIPTION

A perfect opportunity to acquire a characterful property with no onward chain! 1 Railway Cottages is a three bedroom semi-detached cottage-style bungalow located in the heart of the town centre. Situated on a private corner plot, the property offers a blend of modern living along side charm and convenience. Beautifully presented throughout, the spacious accommodation flows seamlessly providing versatile accommodation and oozing with natural light from all aspects. A welcoming living room features a cosy log-burning stove, creating a warm and inviting focal point with the great additional of a sunroom to enjoy looking out over the garden. Appealing to a variety of potential buyers whether you are looking to downsize, acquire a single-storey property or are a first time buyer, this would be the perfect home. Viewings are highly recommended!

The property briefly comprises:- entrance hall leading into a utility room, bathroom, kitchen, inner hallway to lounge, sunroom, three bedrooms, wrap around garden and ample off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

