



HUNTERS®

Middle Street, Driffield
, YO25 4RL

Asking Price £380,000

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The Stores, Middle Street, Driffield

DESCRIPTION

Nestled in the picturesque village of Kilham, this beautifully presented four-bedroom cottage offers the perfect blend of character, comfort, and space—ideal for family living or those seeking a peaceful countryside retreat.

Step inside to discover a spacious and inviting living room, complete with a cosy log burner—perfect for relaxing evenings. The well-appointed kitchen features ample counter space, an integrated oven and hob, and a thoughtful layout that caters to all your cooking needs. A separate dining room provides an excellent space for hosting guests or enjoying family meals, while a second reception room offers further versatility—ideal as a snug, office, or playroom. A garage and workshop provide ample storage and workspace.

The ground floor also benefits from a practical utility room with a W/C, adding extra convenience to daily living.

Upstairs, you'll find four generously sized bedrooms. The master bedroom boasts a private dressing room and a stylish en suite bathroom, featuring a modern three-piece suite with a shower cubicle. The family bathroom is equally well-appointed, complete with a three-piece suite including a bath/shower combination.

Outside, the property continues to impress with a beautifully maintained garden, offering a mix of lawn and patio areas—perfect for outdoor dining or soaking up the sunshine. Two handy garden sheds provide additional storage.

With its spacious layout, charming features, and desirable village location, this property is a must-see. Arrange your viewing today to fully appreciate all that this delightful home has to offer.



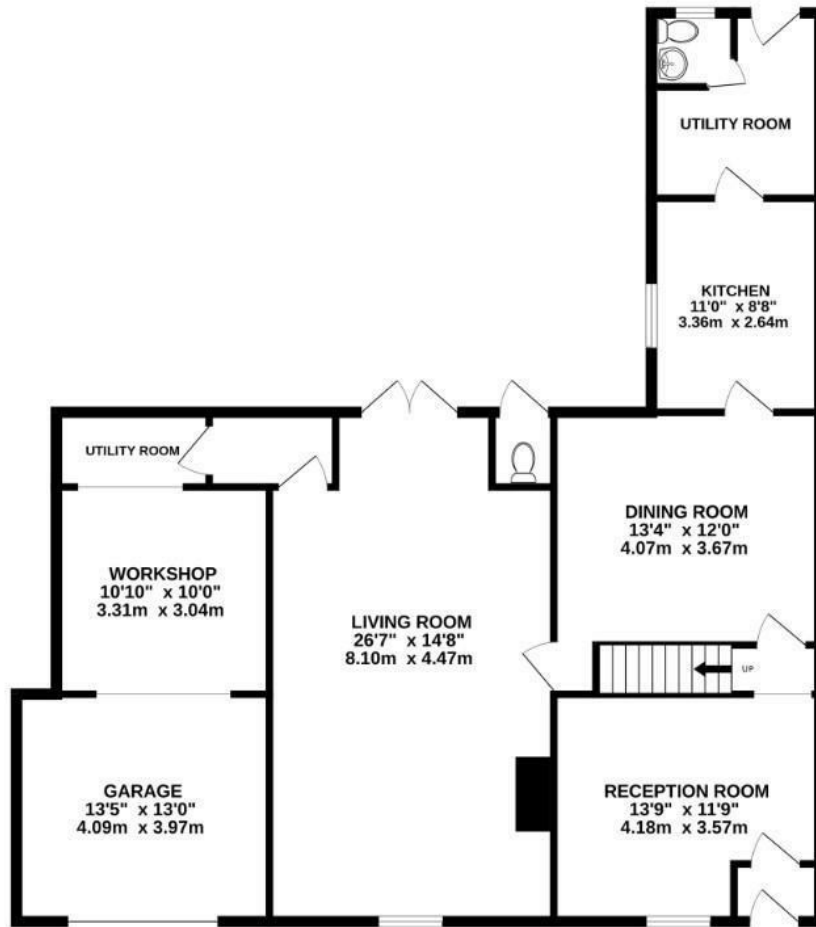
ROOMS



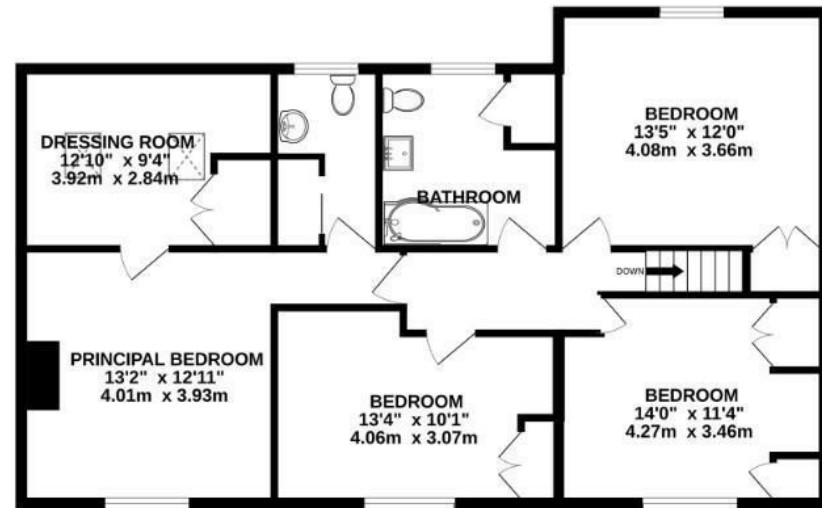


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GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.3 sq.m.) approx.



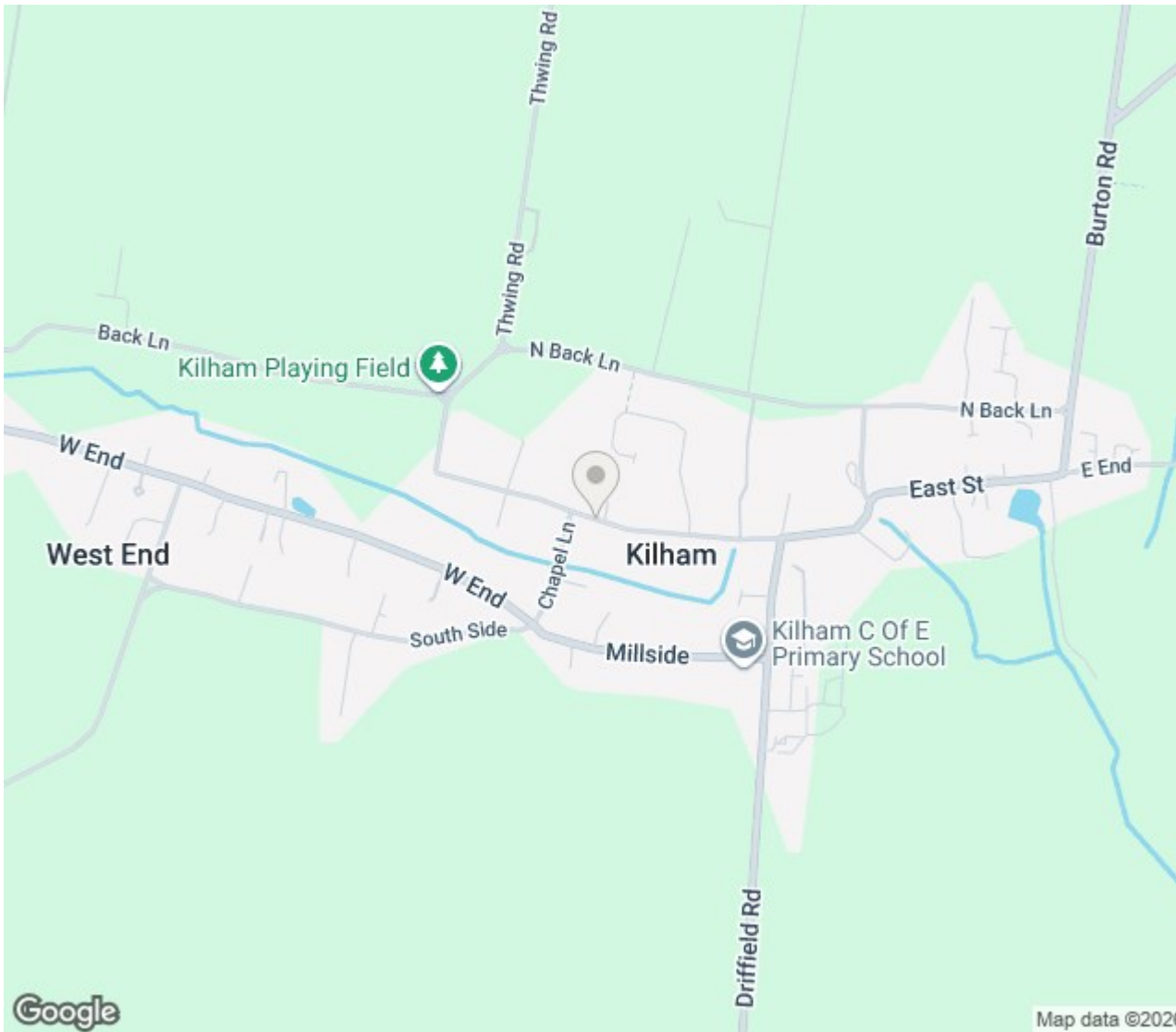
TOTAL FLOOR AREA : 2191 sq.ft. (203.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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.

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