



Wolds Inn Farmhouse
Driffield Road
Huggate, YO42 1YH

ASKING PRICE OF

£299,950

2 Bedroom Semi-Detached House



Rear Elevation



2



1



1



Double Garage &
Off Road Parking



Gas Central Heating (LPG)

Wolds Inn Farmhouse, Driffield Road, Huggate, YO42 1YH

Nestled within the rural Wolds landscape and benefitting from panoramic views, 'Wolds Inn Farmhouse' forms part of the much sought after rural village of Huggate.

The house itself is extremely deceptive and benefits from the original accommodation which is arranged over the lower and first floor plus, additional space which has been created via an historic loft conversion that is divided into two further spaces accessed from a dedicated permanent staircase.

The property offers characterful living accommodation in an elevated position with the added attraction of generous off-street parking plus the rare feature of a double garage.

The gardens are relatively low maintenance and have a delightful sunny aspect.

In summary, this is a type of property which is seldom available and is usually within high demand not only from local buyers but buyers from further afield.

HUGGATE

Huggate village lies in a hollow, but remains the highest village on the Yorkshire Wolds. The high spots around the village give fabulous views across the Yorkshire Wolds.

The village contains many features such as the parish church of St Mary which is a grade 1 listed building, with one of the deepest wells in England some 116 yards deep, which previously supplied the inhabitants of this village with water and also a well renowned local hostelry called the Wolds Inn.

Around the area lie many popular walks such as the picturesque Minster Way, with its steep-sided dales plus the Yorkshire Wolds Way which has a long distance footpath which passes to the north of the village.



Lounge



Kitchen



Kitchen



Bedroom 1

Accommodation

FRONT ENTRANCE

Into:

HALL

With front facing window and staircase leading off to the first floor.

LOUNGE

15' 8" x 12' 6" (4.78m x 3.83m)

With front facing square bay window offering views across the village and onto adjacent countryside. Traditional style fire surround with cast iron insert and tiled sides. Tiled hearth and provision for an open fire. Coved ceiling. Radiator.

CLOAKROOM/WC

4' 11" x 2' 8" (1.50m x 0.82m)

With fitted low level WC. Built-in understairs cupboard.

KITCHEN

18' 11" x 9' 10" (5.79m x 3.02m)

Fitted with a wealth of kitchen units along two walls including base cupboards with drawers and worktop with timber edging. Wall mounted cupboards to match and inset sink with single drainer. Space and plumbing for a dishwasher and space and provision for an LPG Range-style cooker having an extractor over. Radiator.

Access into:

PORCH

With space and plumbing for automatic washing machine and provision for a dryer. Further door to the exterior.

FIRST FLOOR LANDING

With further staircase to the attic.

BEDROOM 1

12' 7" x 12' 5" (3.84m x 3.80m)

With front facing window and built-in range of wardrobes. Overhead cupboards and central dresser area. Further built-in cupboards with provision for a bed and bedside tables. Radiator.

BEDROOM 2

9' 9" x 8' 9" (2.98m x 2.69m)

With front facing window and corner style fire surround with cast iron insert. Radiator.

BATHROOM

9' 10" x 6' 6" (3.01m x 1.99m) Fitted with a panelled bath and having a shower over, low level WC and wash hand basin. Chrome heated towel radiator, tiled walls with wet walling



Bedroom 2



Bathroom



Second Floor - Attic 1



Second Floor - Attic 2

around the bath. Laminate flooring. Double panelled radiator.

SECOND FLOOR ATTIC

NB This is a conversion which was carried out around 2005 and, as such, is considered historic. The space is divided into two main spaces ..

Attic 1 - With sloping ceilings, timber exposed beams. Radiator.

Attic 2 - With sloping ceilings and timber exposed beams. Radiator.

OUTSIDE The property stands back from the road in an elevated position behind a rustic brick wall which gives way to a lawned front forecourt. To the rear of the property is a relatively low maintenance area of garden featuring slabbed patio and seating area, adjacent covered store and brick and tiled outhouse.

DOUBLE GARAGE 19' 8" x 19' 4" (6.00m x 5.90m)
A gravelled drive provides off-street parking and leads to the double garage.

CENTRAL HEATING
Gas (lpg) fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING Sealed unit double glazing throughout.

TENURE We understand that the property is freehold and is offered with vacant possession upon completion .

SERVICES Mains water, electricity and drainage.

COUNCIL TAX Band C.

ENERGY PERFORMANCE CERTIFICATE Rating F.

NOTE

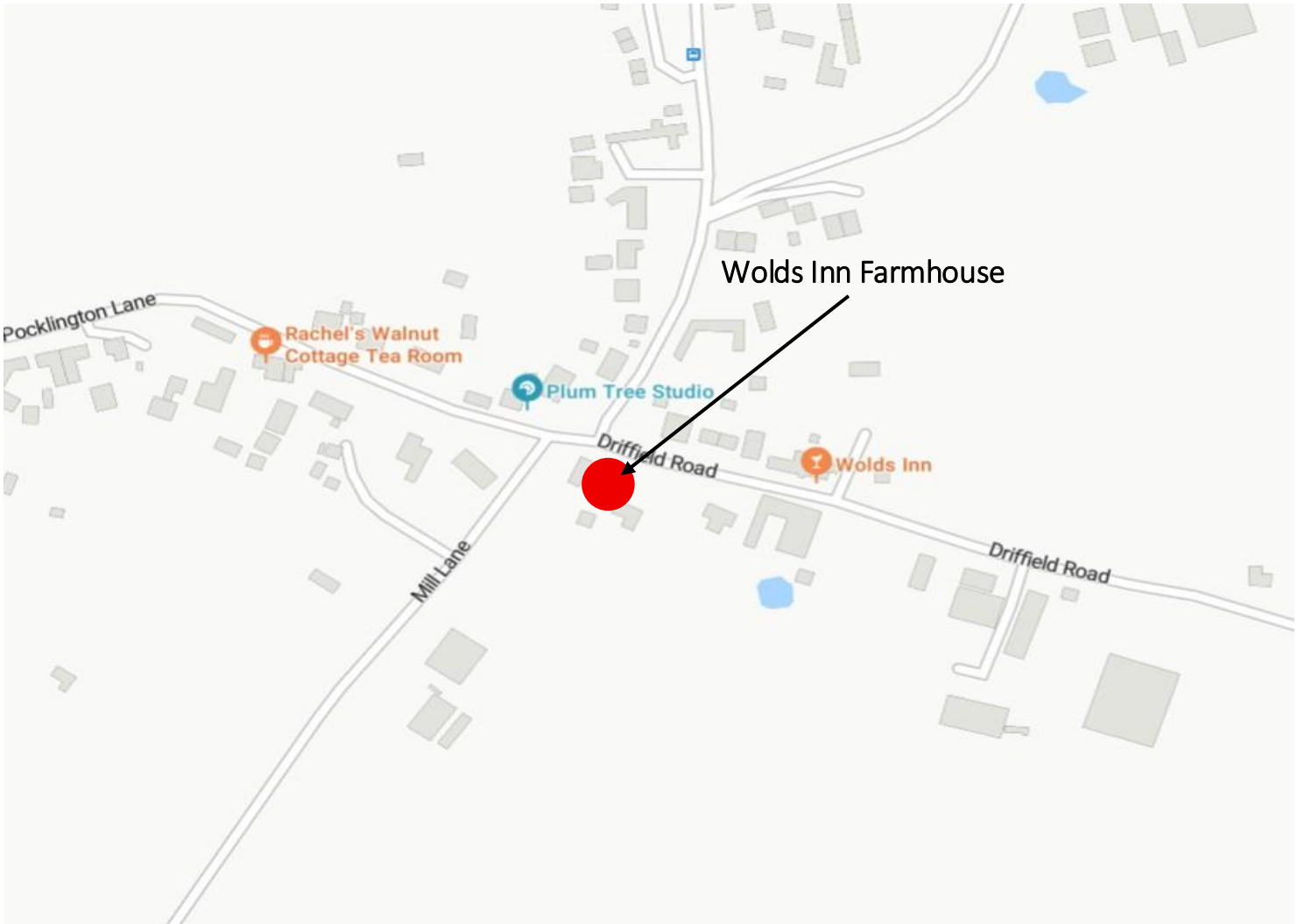
Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING Strictly by appointment with Ulyyotts 01377 253456 - Option 1.

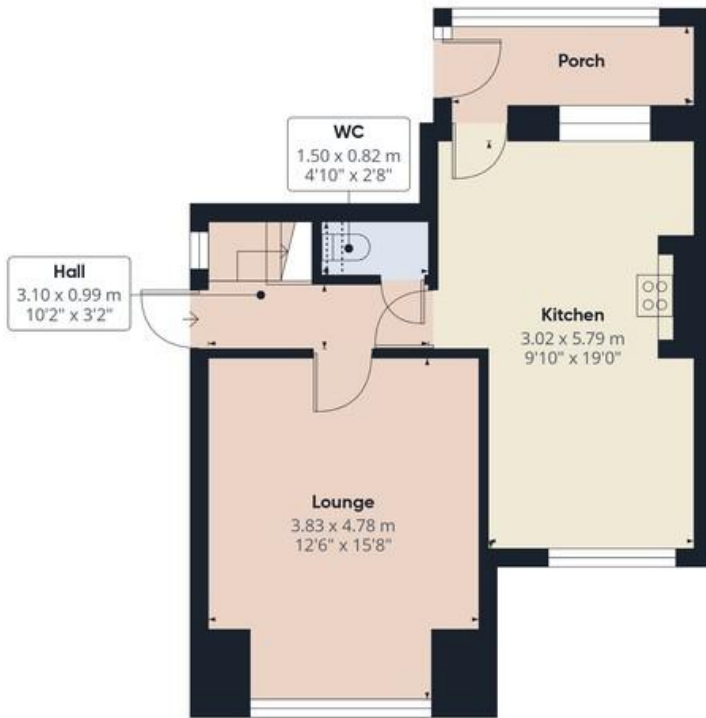
Regulated by RICS



Double Garage



The digitally calculated floor area is 148 sq m (1,598 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



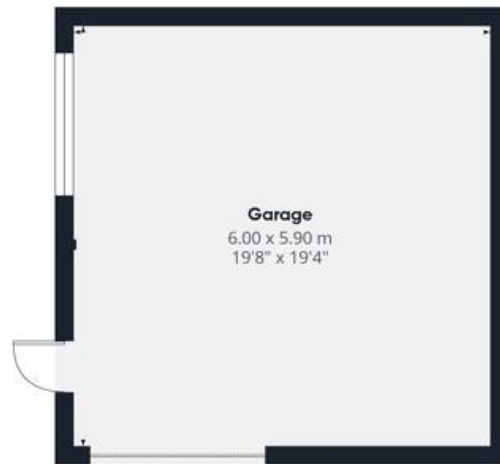
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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