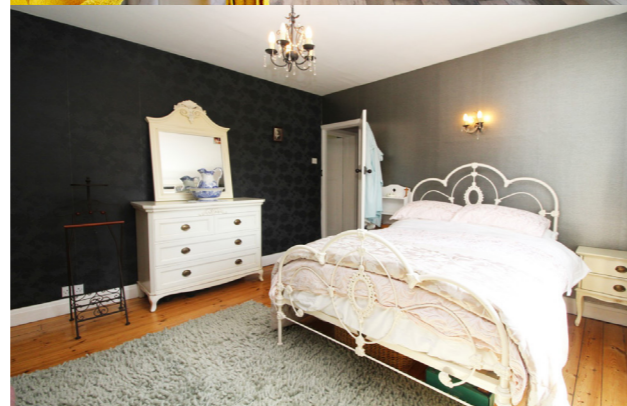


Total area: approx. 90.8 sq. metres (977.3 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



Offers Over  
**£220,000**

**Lanhydrock Cottage,  
Skerne, YO25 9HP**

**SERVICES**

Oil fired boiler located in the garden with oil tank, mains electric, water and drainage.

**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 'A'.

**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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**Dee Atkinson & Harrison**



# Lanhydrock Cottage, Skerne, YO25 9HP

## DESCRIPTION

Lanhydrock Cottage is a cosy, three bedroom cottage style property in the picturesque village of Skerne. The vendor has updated it throughout with high quality fixtures and fittings and boasts a generous size garden with the potential for a parking space. To appreciate the homely feel this property offers it must be viewed!

The property briefly comprises:- lounge area with stairs leading to the first floor landing, cosy snug with log burner, kitchen, pantry, three bedrooms upstairs with family bathroom, large easy maintainable garden with side access and on street parking.

## LOCATION

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.



## THE ACCOMMODATION COMPRISES:

### LOUNGE- 3.68m (12'1) x 4.98m (16'4)

Window and door to the front aspect, stairs to first floor landing, coving, inglenook style log burner with exposed brick surround, solid stone flooring, under stairs cupboard, radiator, TV point and power points.

### SNUG- 3.68m (12'1) x 3.05m (10')

Window to the front aspect, coving, exposed brick fire place with log burner, laminated flooring, radiator and power points.

### KITCHEN- 1.85m (6'1) x 4.88m (16')

Windows and door to the rear aspect, a range of wall and base units, space for fridge, space and plumbing for washing machine, tiled splash back, sink with drainer unit, electric oven, electric hob, extractor fan, extractor hood, laminated flooring, radiator and power points.

### PANTRY- 1.85m (6'1) x 1.42m (4'8)

Window to the rear aspect, space for fridge, space for freezer, space for dryer, shelving, laminated flooring and power points.

### FIRST FLOOR LANDING

### BEDROOM ONE- 3.71m (12'1) x 4.06m (13'4)

Window to the front aspect, exposed floor boards, radiator, telephone point and power points.

### BEDROOM TWO- 2.70m (8'10) x 4.10m (13'5)

Window to the front aspect, built in storage cupboard, open fire, exposed floor boards, radiator and power points.

### BEDROOM THREE- 2.13m (7') x 3.05m (10')

Window to the rear aspect, built in storage cupboard, exposed floor boards, radiator and power points.

### BATHROOM- 1.85m (6'1) x 3.23m (10'7)

Window to the rear aspect, partially tiled walls, four piece bathroom suite comprising:- free standing bath, sink with pedestal, low flush WC, seperate fully tiled shower cubicle, laminated flooring and radiator.

### GARDEN

Seating area, gated side access, mainly gravelled with mature grown trees, shed, greenhouse, outside taps and power points.

### PARKING

On street parking but with the potential to park to the rear of the property.