

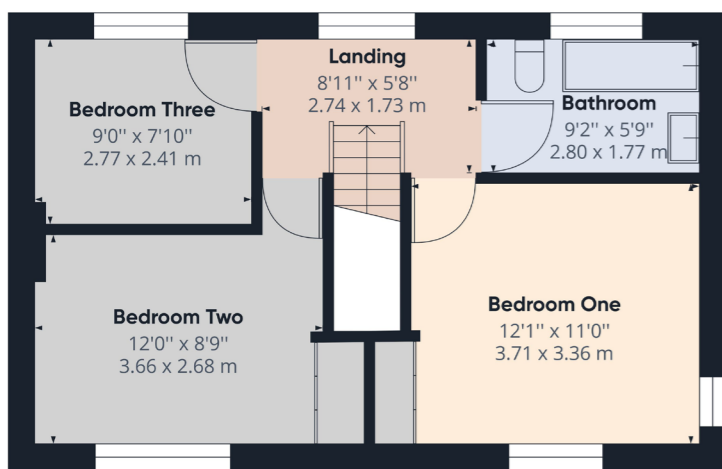
Approximate total area⁽¹⁾
576.02 sq ft
52.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for guidance purposes only.

GRAFI360

Ground Floor



Approximate total area⁽¹⁾
431.23 sq ft
40.07 m²

(1) Excluding balconies and terraces

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GRAFI360

Floor 1



Offers In Excess Of
£200,000

Pendleton Place,
Cowlam, Driffield YO25 3AE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G		19 G

SERVICES
Boiler in position to facilitate installation of LPG gas or oil. Mains electric, water and sewage.

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'.

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

Door to the front aspect, stairs leading to the first floor landing and tiled flooring.

LOUNGE- 11'9 (3.58m) x 17'0 (5.20m)

Window to the front and double doors to the rear which leads to the garden, log burner with tiled surround and slate hearth, tiled flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 11'7 (3.55m) x 17'1 (5.22m)

Windows to the front and rear aspect, a range of wall and base units, tiled splash back, ceramic sink with drainer unit, space for fridge, electric hob, electric oven, extractor hood, tiled flooring, radiator, TV point and power points.

UTILITY ROOM- 7'11 (2.42m) x 7'1 (2.17m)

Window to the front aspect, door to the rear aspect, wall mounted boiler, base units with wooden counter tops, tiled splash back, Belfast sink with mixer taps, plumbing for washing machine, space for additional white goods, tiled flooring, radiator and power points.

SHOWER ROOM- 4'6 (1.39m) x 5'10 (1.80m)

Window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in fully tiled shower cubicle with electric shower and tiled flooring.

FIRST FLOOR LANDING

Window to the rear aspect and exposed floor boards.

BEDROOM ONE- 12'1 (3.71m) x 11'0 (3.36m)

Window to the front and side aspect, built in wardrobe with sliding doors, exposed floor boards, radiator and power points.

BEDROOM TWO- 12'0 (3.66m) x 8'9 (2.68m)

Window to the front aspect, built in wardrobe with sliding doors, exposed floor boards, radiator and power points. There is loft access which is partially boarded and insulated.

BEDROOM THREE- 9'0 (2.77m) x 7'10 (2.41m)

Window to the rear aspect, exposed floor boards, radiator and power points.

BATHROOM- 9'2 (2.80m) x 5'9 (1.77m)

Window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps and over head shower attachment, exposed floor boards, heated towel rail and extractor fan.

GARDEN

West facing garden overlooking the stunning countryside which is mainly laid to lawn, patio area which could have a storage shed erected. There is a front garden which is mainly laid to lawn with flowers and shrubs and side access to get to the back garden.

PARKING

Off street parking for two/three cars.

Pendleton Place, Cowlam, Driffield, YO25 3AE

DESCRIPTION

Pendleton Place is an extremely well appointed, three bedroom semi-detached house sitting in the unspoilt, rural village of Cowlam. The double fronted property would make a perfect family home with spacious living and a private garden. It provides picturesque views of the open countryside from all aspects, a rare find and a must see! The property briefly comprises:- entrance, large lounge, kitchen/dining area, utility space, downstairs shower room, first floor landing with three bedrooms and family bathroom. Rear and front garden with off street parking.

LOCATION

Cowlam is an unspoilt hamlet located just 7 miles north of the thriving market town of Driffield. The neighbouring village of Sledmere offers a traditional local pub, primary school and stately home. 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. From Cowlam, you also have easy access to Malton, York and Bridlington.

