



**Energy Performance Certificate**

**Eastgate Farm Cottage, East Gate, Rudston, DRIFFIELD, YO25 4UX**  
 Dwelling type: Semi-detached house Reference number: 8908-7724-5270-4783-1922  
 Date of assessment: 27 April 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 27 April 2018 Total floor area: 379 m<sup>2</sup>

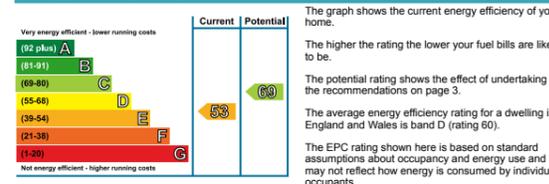
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 12,135
Over 3 years you could save	£ 3,405

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 501 over 3 years	£ 501 over 3 years	
Heating	£ 10,971 over 3 years	£ 7,827 over 3 years	
Hot Water	£ 663 over 3 years	£ 402 over 3 years	
<b>Totals</b>	<b>£ 12,135</b>	<b>£ 8,730</b>	<b>You could save £ 3,405 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,185
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 744
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,476

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Notice: D.Dunk Lewis & Graves, its staff and agents give notice that:

These particulars do not constitute an offer or contract. Anything said, written or shown in relation to these particulars is for guidance only for prospective purchasers and must not be relied upon as a statement of fact. The description provided therein represents the opinion of the author and whilst given in good faith should be verified by the prospective purchaser or their representative. Photographs are not necessarily comprehensive or current. Areas measurements or distances are given as a guide only and are not precise. Boundaries are subject to verification. Services, appliances apparatus and fittings have not been tested. These particulars are intended as a guide and must not be relied upon as a statement of fact.



**Eastgate Farm Cottage, Eastgate Driffield**

**SUBSTANTIAL DETACHED RESIDENCE IN VILLAGE LOCATION WITH SEPARATE LIVING ACCOMMODATION SET IN AROUND 1 ACRE OF LAND**

**OFFERED WITH NO CHAIN**

**MUST BE VIEWED!**

**£850,000**



Rudston is a rural village about 6 miles West of Bridlington on the B1253 scenic route to York over the Wolds. The property is best approached from Bridlington by taking the second turning left after the Church and opposite the Pub into Long Street and then, after about 500 meters turn left into Eastgate.

This substantial detached residence offers a vast amount of living accommodation and offers double glazing throughout (the majority being in PVCu) and gas central heating.

**MUST BE VIEWED TO APPRECIATE THIS SUBSTANTIAL RESIDENCE**

#### Accommodation

**ENTRANCE HALL** - Stairs to the first floor, range of cupboards, under stairs cupboard, radiator and tiled floor.

**WC/CLOAKS** - Low flush WC, pillared hand wash basin, gas boiler and window to the side.

#### Dining Room

5.23m x 4.04m (17'2" x 13'3")

Two windows to the front and a window to the rear which has one way glass. Three storage cupboards and a radiator.



#### Dining Kitchen

6.60m x 5.66m (21'8" x 18'7")

With wall and floor units, a central island, roll topped work surfaces, gas fired Aga, gas hob with extractor over, integrated dishwasher, 1½ bowl stainless steel sink with mixer tap and double drainer, integral fridge/freezer, patio doors to the front opening onto a paved seating area with walled surround.



#### Rear Hallway

8.2m x 1.88m (26'11" x 6'2")

With two windows to the rear and patio doors to the rear, giving to access to:-

#### Lounge

5.05m x 4.01m (16'7" x 13'2")

With window to the front, wood burning stove in feature surround, radiator and socket from satellite dish.



#### Second Entrance Hallway

Having fitted bookshelves and stairs to the first floor landing giving access to:-

#### Master Bedroom

5.23m x 3.48m (17'2" x 11'5")

Having two windows to the front and two radiators.

**EN SUITE** - with claw footed bath, pillared hand wash basin, low flush WC, window to front and heated towel rail.



#### Bedroom two

5.69m x 3.22m (18'8" x 10'7")

Having window to the front and a radiator.

#### Bedroom three

4.64m x 3.20m (15'3" x 10'6")

With window to the rear and a radiator.

#### Family Bathroom

Having panelled bath with shower attachment, low flush WC, pillared hand wash basin, heated towel rail and window to the rear.

#### Games room/Living room

8.40m x 4.06m (27'7" x 13'4")

(Currently used as a games room). Feature ceiling beams, stairs to the ground floor, three windows to the front, a window to the rear and a radiator.

**SHOWER ROOM**. Large shower stall with mains fed power shower, low flush WC, pillared hand wash basin and a window to the side.



#### Orangery

4.77m x 4.59m (15'8" x 15'1")

#### Annex (Current Utility Room)

4.46m x 4.26m (14'8" x 14'0")

With floor units, two circular sinks with mixer taps, window to the rear, stable door to the rear and stairs to the first floor.

**ANNEX BEDROOM** - (4.34m x 3.20m) with feature ceiling beams, a window to the rear, radiator, telephone point and broadband.

**WC** - With low flush WC, pillared hand wash basin, radiator and window to the rear.

**ANNEX LOUNGE** - (7.21m x 3.98m) Having feature beams, two windows to the front, a window to the rear, airing cupboard and two radiators. Feature archway to:-



#### The Secret Room

4.47m x 4.26m (14'8" x 14'0")

With a window to the rear, feature ceiling beams and a radiator.

#### Outside

There is a gravelled driveway allowing off street parking for Eastgate Farm Cottage.

There is a separate rear drive giving access to The Stables & The Shires, and off the main drive there are some outbuildings that could be converted subject to obtaining planning permission. A large garden mainly to lawn whilst The Shires also has its own private front garden.

**THE PADDOCK** - comes in at just under acre.



#### Additional Accommodation

**THE STABLES** comprises:- Hall, Living Room, Kitchen, Bedroom & Shower Room

**THE SHIRES** comprises:- Hall, Living Room, Kitchen, Dining Room, Utility, WC, 3 Bedrooms (1 with En-Suite Shower) & Bathroom

#### Services

Mains gas, electric and water connected. Drainage is to a bio-tank.

Council Tax Bands:-

The Stables - A, The Shires - D, Eastgate Farm Cottage - E.