



11 The Square
Driffield, East Yorkshire YO25 8NR
Asking price £165,000

WP WOOLLEY
& PARKS

11 The Square, Drifffield, East Yorkshire YO25 8NR

*** CHARMING COTTAGE IN PREMIUM LOCATION ***
** VIRTUAL TOUR AVAILABLE **

This three bedroom cottage has been lovingly maintained over the years by the current owners and is situated within a premium location close to the popular market town of Drifffield! Benefiting from having no onward chain, this home is ready move straight into! Internal accommodation itself briefly comprises Lounge, Kitchen / Dining Room, Rear Entrance and Shower Room to Ground Floor. The First Floor Boasts Split Level Landing, Master Bedroom, Second Bedroom and Third Bedroom. Externally there is a rear courtyard garden along with a generous garden to the front with parking, single garage, office space and further outbuildings. This home must be viewed to fully appreciate the true character, charm and quality on offer!

Lounge 13'10 x 12'03 (4.22m x 3.73m)

With double glazed composite external door and window to front elevation, large open fire with back boiler, exposed ceiling beams and fitted carpet.

Kitchen / Dining Room 17'00 x 11'02 (5.18m x 3.40m)

With a range of wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, tiled splash backs, plumbing for free standing appliances, ceiling beams, large under stairs storage cupboard, tiled flooring and double glazed window to rear elevation.

Rear Entrance 6'01 x 5'10 (1.85m x 1.78m)

With composite external door to side elevation, radiator and tiled flooring.

Shower Room 14'04 x 5'01 (4.37m x 1.55m)

A fully tiled shower room with a large walk in double shower with mains shower over along with electric shower over, low flush WC, pedestal wash basin, heated towel rail, built in storage and double glazed window to side elevation.

Split Level Landing

With double glazed window to side elevation, radiator and fitted carpet.

Master Bedroom 13'09 x 12'05 (4.19m x 3.78m)

A large master bedroom with double glazed window to front elevation, airing cupboard, radiator and fitted carpet.

Bedroom Two 9'05 x 8'05 (2.87m x 2.57m)

With double glazed window to rear elevation, radiator and fitted carpet.

Bedroom Three 7'02 x 6'06 (2.18m x 1.98m)

A single bedroom with window to side elevation, fitted storage, radiator and fitted carpet.

Garage

With double hung wooden doors, power, light and attached office space to the rear.

External

Externally the property benefits from a rear courtyard garden along with a generous garden positioned opposite the front of the property with parking for three cars, gravelled low maintenance garden with large garden shed and summer house with power.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

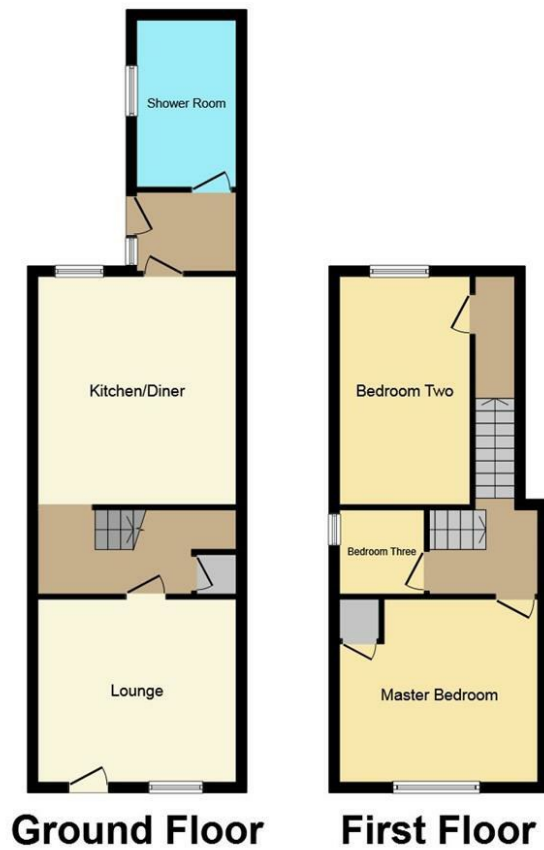
Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Laser Tape Clause

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	82	England & Wales		EU Directive 2002/91/EC	34

