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**Ivy Cottage, 3 Albion Street
Driffield
YO25 6PZ**

Three bedrooms
Three reception rooms
Dining kitchen

Off road parking & garage
Close to the town centre
NO ONWARD CHAIN

**Asking Price Of:
£315,000**



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PROPERTY PROFESSIONALS SINCE 1891

Ivy Cottage, 3 Albion Street

Driffield

YO25 6PZ



Located within a unique setting, convenient for access in to the town centre yet being secluded enough to offer privacy behind the well planted established gardens, this really is a rare find. The accommodation is simply stunning. Having been fully refurbished by the vendor, the style of the interior is exceptional and will certainly not disappoint with rooms including formal lounge, sitting room, dining room and fabulous breakfast kitchen. There are three bedrooms on the first floor, the master bedroom offering a dressing room adjacent. There is plenty of offstreet parking together with garage.

All gardens, aside from a small courtyard/seating area are located to the front but are extensive enough to have a secluded feel when inside the property.

In all, this is an absolutely stunning property which needs viewing firsthand in order to be fully appreciated.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ENTRANCE LOBBY

With pitched roof and part-panelled walls, the remaining part of the porch being glazed with coloured and plain glass.

LOUNGE

12' 2" x 11' 0" (3.72m x 3.37m)

Offering delightful views over the front garden and featuring fireplace with timber overmantel and inset (gas) log burning stove. Beamed ceiling, staircase leading off with spindled ballustrade. Period style radiator, wall light points and built in alcove cupboard with panelled doors.



SITTING ROOM

23' 9" x 11' 11" (7.26m x 3.65m)

With dual bay windows, again offering views over the garden, featuring Ornate fireplace housing a log burning stove, beamed ceiling, dado rail and exposed wooden flooring having a painted finish. Two period style radiators.



DINING ROOM

8' 8" x 17' 8" (2.65m x 5.4m)

With front facing window having views over the garden, radiator, timber cladded ceiling and one wall with shelf having a painted finish.



UTILITY

With worktop having space and plumbing for automatic washing machine beneath, single wall cupboard, wall hung boiler and tall radiator.



LOBBY

With feature stained glass window.

CLOAKROOM WC

With low-level WC and vanity wash basin, part timber cladded walls. Radiator.

SECOND ENTRANCE LOBBY

With tiled floor and rear door leading to small outside seating area.

KITCHEN

10' 1" x 12' 2" (3.08m x 3.72m)

Howdens fitted kitchen featuring base and wall cupboards finished with Shaker doors, double ceramic sink with mixer tap and wood block worktop. Belling 'Range' style cooker. Solid wood floor. Period style radiator. Opening into:

LANDING

A focal point of the house in itself, featuring dado rail and period style radiator plus window, which has views onto the garden.



BEDROOM 1

8' 7" x 18' 6" (2.63m x 5.66m)

With side bay window, curved ceiling, period style radiator



DRESSING ROOM

8' 1" x 6' 7" (2.48m x 2.03m)

Radiator and views across the garden.

BEDROOM 2

11' 6" x 12' 10" (3.51m x 3.93m)

Period style radiator and built in storage cupboard featuring drawers and shelving plus separate built in range of wardrobes.

BEDROOM 3

10' 4" x 9' 6" (3.17m x 2.9m)

Radiator built in storage cupboard to alcove plus drawers and cast iron fireplace with slate surround.

BATHROOM

Beautifully appointed and featuring a freestanding bath with claw feet, low-level WC and pedestal wash basin. Shower enclosure with plumbed in shower and fitted dado rail.



OUTSIDE

The property is located in a secluded setting just off Albion Street, with side gable facing onto Albion Street itself. As such, the established gardens offer excellent privacy and the ability to provide several seating areas to catch the best of the weather at varying points during the day or year. There is generous offstreet parking for multiple vehicles and this in turn, leads to a single garage.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from double glazing throughout.

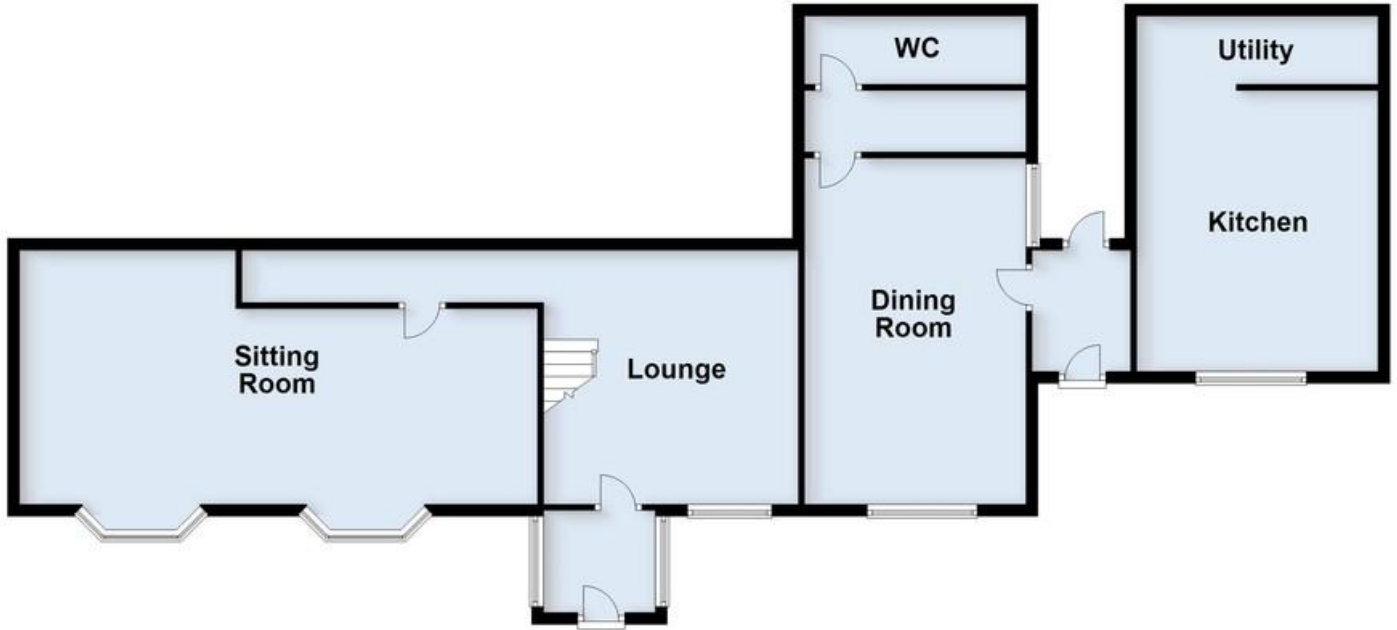
TENURE

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

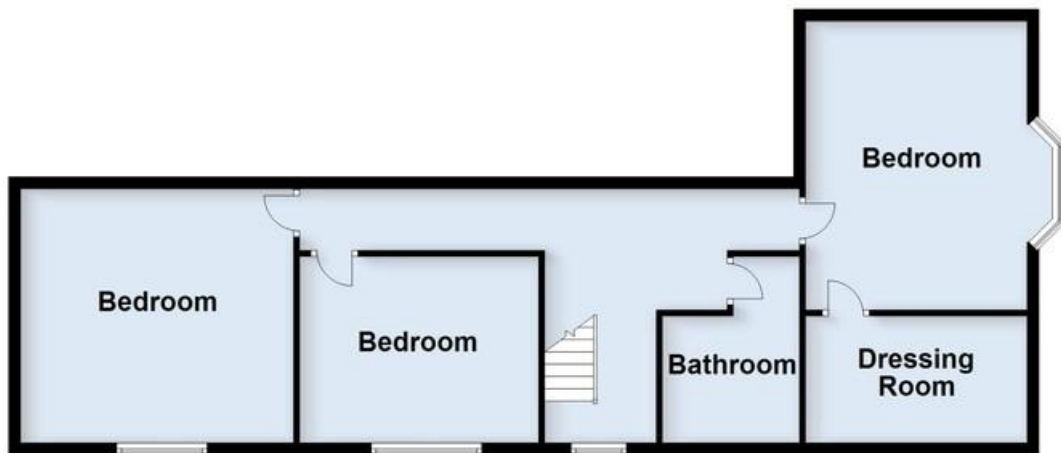
SERVICES

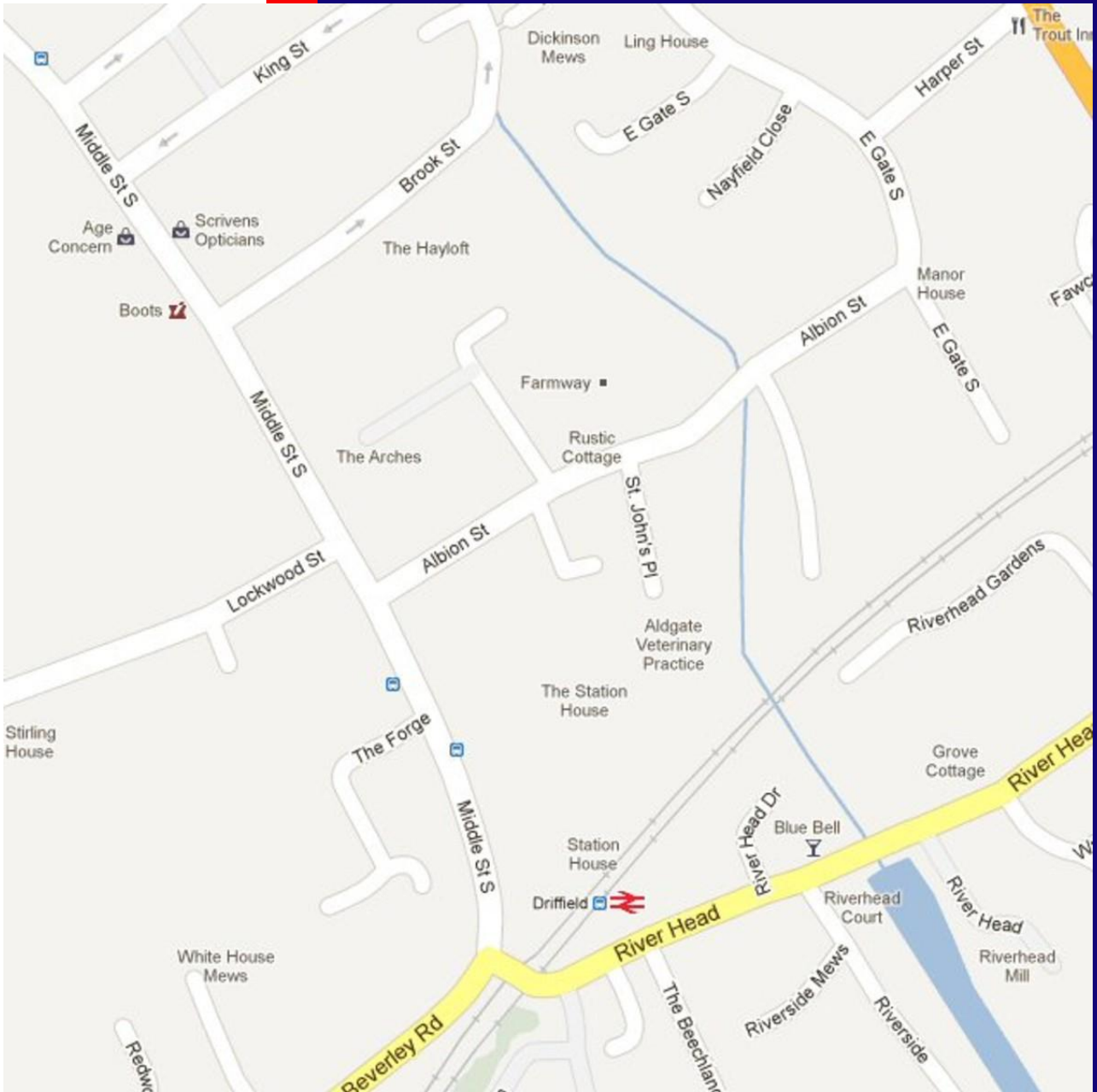
All mains services are available at the property.

Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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