



**31 York Road**  
**Little Driffield, Driffield, East Yorkshire YO25 5XD**  
**Guide price £185,000**

**WP** WOOLLEY  
& PARKS

Welcome to this charming cottage located on York Road in the picturesque village of Little Driffield, Driffield. This delightful property boasts traditional features combined with modern decor, offering a perfect blend of character and contemporary living.

As you step inside, you are greeted by a cosy reception room, complete with dining area and log burning stove, ideal for relaxing with family or entertaining guests. The cottage also boasts a quality fitted kitchen and bathroom to the ground floor with two double bedrooms to the first.

One of the highlights of this property is the fully renovated interior, ensuring a fresh and welcoming atmosphere throughout. The modern decor adds a stylish touch to the traditional elements, creating a unique and homely feel.

Outside, the well-kept garden provides a tranquil retreat where you can enjoy the outdoors and soak up the peaceful surroundings. With single detached garage.

Don't miss the opportunity to make this cottage your new home. Whether you are looking for a peaceful retreat or a cosy abode, this property offers the best of both worlds. Book a viewing today and experience the charm of this lovely cottage on York Road.



### Lounge/Dining Room

21'5" x 11'1" (6.55m x 3.39m )

Warm and inviting lounge with stylish composite door to front elevation, log burning stove complete with exposed brick surround and matching hearth, charming exposed beams, double glazed window to front elevation, bespoke built in storage, attractive decor throughout and wood effect flooring.

### Kitchen

10'2" x 6'11" (3.11m x 2.13m )

Modern fitted kitchen offering a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting work surfaces and mosaic tiled splash back, inset single bowl stainless steel sink unit with drainer and mixer tap over, integral single oven, four ring induction hob and fitted extractor, double glazed window to rear elevation, central heating radiator and continued stylish wood effect flooring.

### Rear Lobby

Double glazed door gives access to rear garden with continued wood effect flooring.

### Bathroom

10'2" x 4'1" (3.10m x 1.26m )

Attractive three piece suite comprising panelled bath complete with electric powered shower over and fitted screen, vanity style unit incorporating hand wash basin and fitted storage plus low flush w/c, fully tiled walls, wall mounted chrome heated towel rail, double glazed window to rear elevation and mosaic tiled flooring.

### First Floor Landng

Straight flight staircase leads to first floor accommodation with fitted carpets laid throughout.

### Main Bedroom

12'0" x 11'5" (3.66m x 3.50m )

Generous main bedroom with double glazed window to front elevation, bespoke built in wardrobe, central heating radiator and fitted carpets.

### Bedroom Two

9'1" x 9'8" (2.77m x 2.97m )

A further good sized double bedroom with double glazed window to rear elevation, bespoke built in storage, central heating radiator and fitted carpets.

### External

Well kept garden to the rear having been updated by the current owners with elevated patio areas, manicured lawn, well stocked and decorative borders, timber fenced surround, large summerhouse complete with power supply, resin laid walkways and gated rear access.

### Single Garage

Single detached garage with up and over door to front elevation, power supply and light.

### Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band A

### Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### 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.

### Draft Details:

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

### Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

583.97 ft<sup>2</sup>  
54.25 m<sup>2</sup>

(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 illustrative purposes only.

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