



1 Lovell Garth
Driffield, YO25 3QP
Asking price £230,000

WP WOOLLEY
& PARKS

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*** CHARMING, END TERRANCE COTTAGE - LOCATED WITHIN AN IDILLIC VILLAGE *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Standing central to the village of Foxholes, overlooking the green. This end-terrace home offers a deceptively spacious arrangement of accommodation that is immaculately presented throughout. Set out over 2 floors, the layout briefly comprises a Cosy Lounge, Open Plan Kitchen / Dining Room. First Floor Landing, Two Double Bedrooms, Bathroom and a further Two Great Sized Bedrooms. A beautiful rear garden enjoys a sunny South-Easterly aspect with open views over the fields to the separate, private garden! A viewing is ESSENTIAL and interested parties are advised to ACT QUICKLY to avoid missing out!

Lounge 12'5" x 12'7" (3.80m x 3.84m)

A beautiful, cosy living space with double glazed window to the front elevation, oak effect flooring, Infrared Panel Radiator, original wooden beams. The rooms focal point being the warming, central log burner.

Dining Area 10'1" x 12'4" (3.09m x 3.77m)

Open plan dining area with double glazed window to the rear elevation. Oak effect flooring, Electric Radiator. The warm, cottage feel is present throughout the space with the space flowing into the open plan shaker style kitchen.

Kitching 8'2" x 12'3" (2.49m x 3.74m)

A traditionally styled Handmade farmhouse kitchen is beautifully fitted with a range of base units with Oak worktops and inset Belfast sink unit, tiled splash backs. the oak effect flooring is continued into the space. Double glazed window to the rear elevation and modern, Handmade, double glazed Stable door leading into the rear garden.

Bedroom One 12'0" x 12'10" (3.67m x 3.93m)

Well presented main bedroom with double glazed window to front elevation, Infrared Panel Radiator, original wooden beams and fitted carpets.

Bedroom Two 12'2" x 12'0" (3.71m x 3.66m)

Also another double room, with Electric Radiator, oak effect flooring, original beams and double glazed window to the front elevation.

Bedroom Three 9'9" x 11'10" (2.99m x 3.61m)

A Third double bedroom with electric radiator, fitted carpet and a double glazed window overlooking the rear garden.

Bedroom Four 13'4" x 5'11" (4.07m x 1.82m)

A generous single room with Infrared Panel Radiator, fitted carpet and a double glazed window overlooking the rear garden.

Main Bathroom 7'11" x 5'9" (2.42m x 1.77m)

A fully tiled suite comprises of a panelled bath with overhead shower. Wash basin and a WC, with tile effect vinyl flooring, Infrared Panel Radiator with towel rail and a double glazed window to the rear elevation.

External

Lovely rear garden with different elevation levels, with additional land owned by the current owners on a separate title. The log cabin style workshop and the two garden sheds. Space for 2 cars. Car port access for 1, Lovell Garth with access for neighbouring properties.

Council Tax

Council Tax is payable to North Yorkshire Council, with the property understood to be rated in Tax Band C

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.

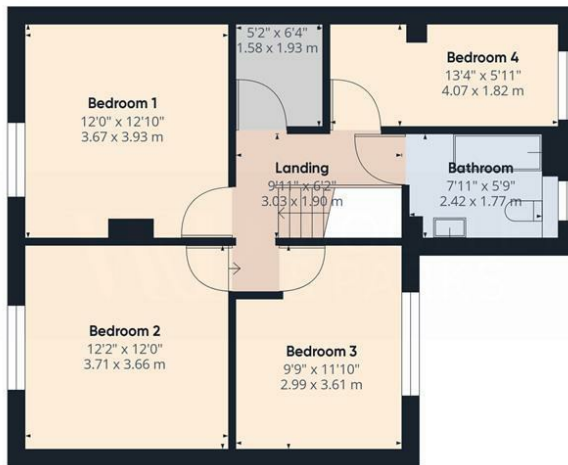
Virtual Video/Viewing :

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⁽¹⁾
 1005.47 ft²
 93.41 m²

Reduced headroom
 6.88 ft²
 0.64 m²

(1) Excluding balconies and terraces.

Reduced headroom
 (below 1.5m/4.92ft)

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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