

Rounthwaite **R&W** Woodhead

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HORSESHOE HOUSE DRIFFIELD ROAD, COWLAM, DRIFFIELD, YO25 3AE



- Spacious three-bedroom semi-detached home
- Lovely views across the surrounding countryside
- Generous dining kitchen with solid wood units and granite worktops
- Detached double garage with ample driveway parking

GUIDE PRICE £225,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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Description

Horseshoe House is a spacious and well presented 3 bedroom semi detached property with beautiful open countryside views gardens to the front & rear and a double garage with ample driveway parking to the front.

The accommodation is arranged over two floors and briefly comprises; entrance hall, spacious and well equipped dining kitchen with solid wood units and granite worktops, a separate utility room, cloakroom/WC, a generous sitting room with open fire flows into the garden room with a lovely outlook over the rear garden and the open countryside beyond. On the first floor there are three bedrooms and a modern family bathroom suite.

Externally, the property stands within enclosed gardens to both the front and rear, mainly laid to lawn with paved pathways and wooden decking areas for sitting out. A large gravelled driveway provides ample off-street parking and leads to a detached double garage. The property enjoys attractive views across the surrounding countryside from all aspects.

Cowlam is an unspoilt hamlet located just 7 miles north of the market town of Driffield. The neighbouring village of Sledmere offers a traditional local pub, primary school and stately home. Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a highly regarded Secondary School.

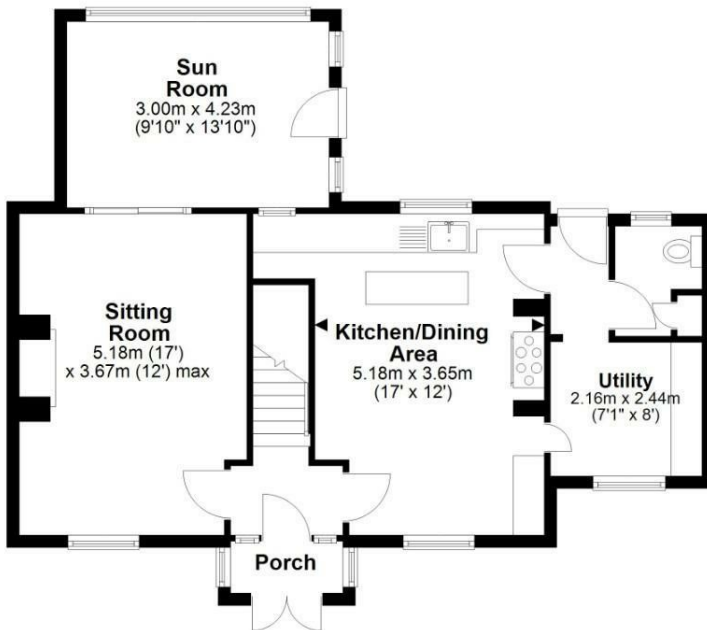
General Information



Accommodation

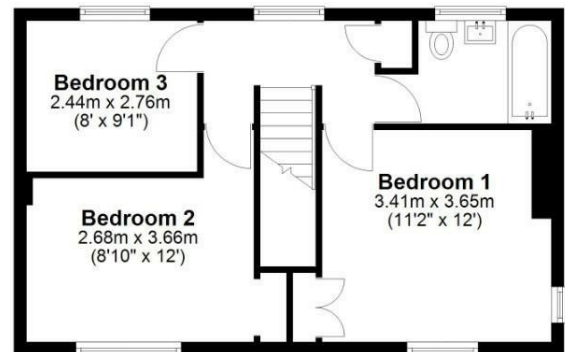
Ground Floor

Approx. 68.9 sq. metres (741.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 112.8 sq. metres (1213.9 sq. feet)

Horseshoe House, Cowlam

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	76
England & Wales		
EU Directive 2002/91/EC		

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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