

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>81</b></p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>79</b></p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## Drive Cottage, Eberston, Scarborough, North Yorkshire, YO13 9PA Guide price £425,000

Drive Cottage is a spacious, detached three bedroom property situated on the outskirts of Eberston Village set back from the road on the A170 making it easy accessible for the coast and the nearby market towns of Pickering and Malton. With no near neighbours the property is surrounded by open countryside and beautiful far reaching views over the vale of Pickering. The property benefits from a recently fitted log burner and recently fitted boiler.

The accommodation briefly comprises; entrance hallway, bathroom, kitchen/dining room, sitting room, dining/conservatory. To the first floor are three bedrooms and the house shower room.

Outside there is a spacious driveway providing parking for multiple vehicles, lawned gardens surrounding the property with mature plant and shrub borders and large patio area to the rear.

Eberston is a very attractive and popular village and is situated between Pickering and Scarborough and is ideally located to enjoy the North York Moors National Park and The Great Dalby Forest that are located close by. With easy access to the A64 and Malton where there is a railway station and connections to the mainline network The ancient city of York, and the coastal resorts of Scarborough, Bridlington and Whitby are easily also commutable.

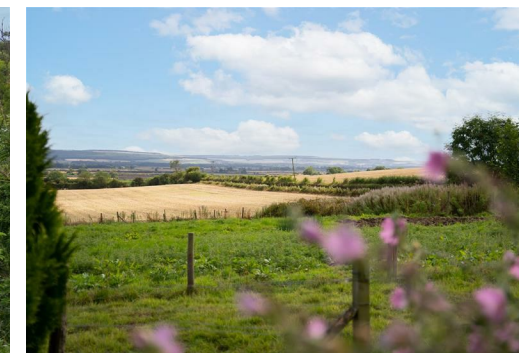
EPC Rating E



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

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**ENTRANCE HALLWAY**

Door to side and window to side aspect, coving, textured ceiling, wooden flooring, radiator, power points, telephone point.

**GROUND FLOOR BATHROOM**

Window to side aspect, coving, tiled flooring. radiator, low flush WC, wash hand basin with pedestal, panel enclosed bath with mixer taps, part tiled walls, extractor fan.

**SITTING ROOM**

12'11" x 19'4" (3.94m x 5.91m)  
Windows to rear aspect with far reaching views, coving, radiator, power points, TV point, log burner, door to rear, double doors to conservatory.

**INNER HALL**

Stairs to first floor, under stairs cupboard, radiator.

**KITCHEN**

8'11" x 25'11" (2.74m x 7.91m)  
Windows to front and side aspects, coving, radiator a range of wall and base units with roll top work surfaces, tiled splash back, integrated washing machine, dishwasher, fridge/freezer and electric oven, hob, sink and drainer unit, extractor hood power points.

**DINING ROOM/CONSERVORY**

23'7" x 12'9" (7.20m x 3.89m)

**FIRST FLOOR LANDING**

Window to side aspect, coving, loft access.

**MASTER BEDROOM**

12'11" x 10'2" (3.96m x 3.12m)  
Windows to side and rear aspect, radiator, power points.

**BEDROOM TWO**

12'11" x 8'10" (3.96m x 2.71m)  
Window to rear aspect, coving, radiator, power points.

**BEDROOM THREE**

9'0" x 9'11" (2.75m x 3.04m)  
Window to front aspect, coving, radiator, power points.

**SHOWER ROOM**

6'01 x 5'10 (1.85m x 1.78m)  
Window to front aspect, heated towel rail, low flush WC, wash hand basin with pedestal enclosed shower, part tiled walls, shaver point, airing cupboard.

**GARDEN**

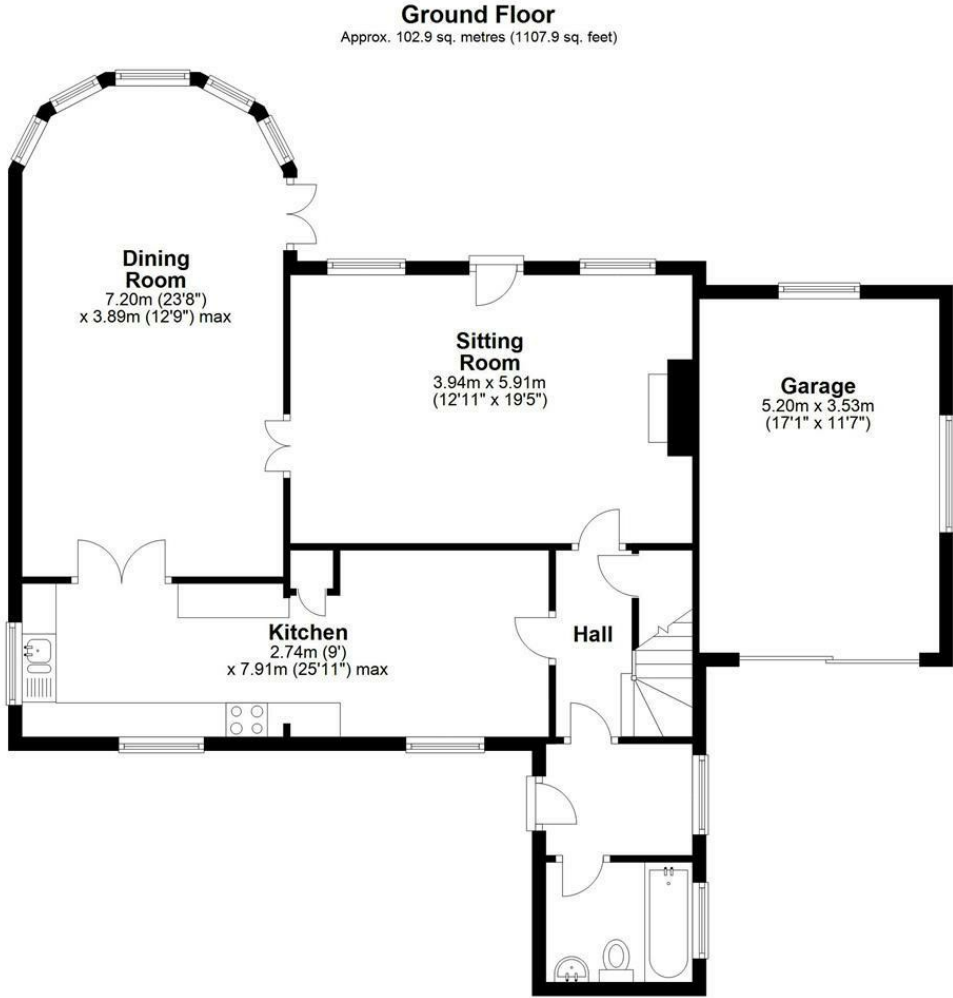
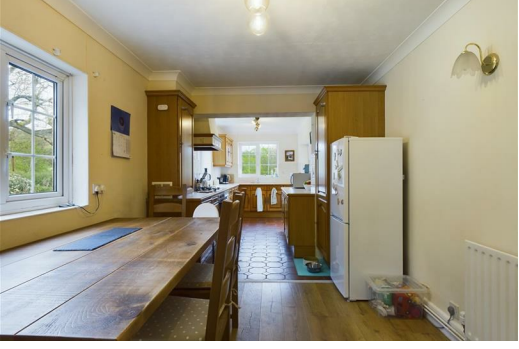
Gated driveway, stoned parking area, patio to front, mainly laid to lawn surrounding property with large paved patio to rear, plant and shrub borders, fruit trees, external tap.

**GARAGE**

**COUNCIL TAX BAND E**

**SERVICES**

Mains gas, electricity, water. Water treatment plant.



**Ground Floor**  
Approx. 102.9 sq. metres (1107.9 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.3 sq. feet)

Total area: approx. 143.0 sq. metres (1539.3 sq. feet)  
**Drive Cottage, Eberston**