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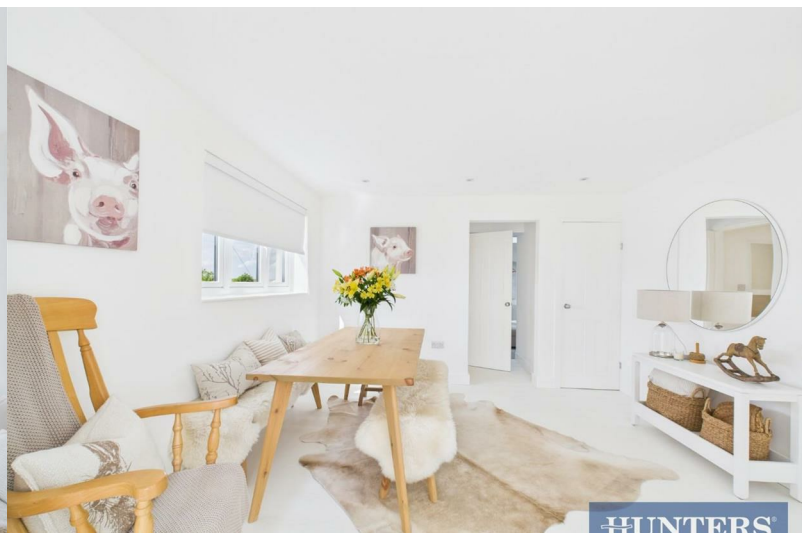


Wilfholme, Driffield, YO25 9BQ

By Auction £250,000



Council Tax:



Wilfholme Cottage

Wilfholme, Drifffield, YO25 9BQ

By Auction £250,000



Entrance Hall

Composite door to the front, window to the front aspect, laminate wood flooring, u/floor heating, power point and stairs to the first floor landing.

Kitchen/Diner

Window to the rear aspect, sliding door to the side, laminate wood style flooring, U/floor heating, range of wall and base units with quartz work surfaces, Island, sliding door onto side aspect, sink and drainer with boiling hot water tap, integrated dish washer, integrated fridge/freezer, electric double oven, integral microwave, induction hob and power points.

Dining Room

Window to the rear aspect, U/floor heating and power points.

Lounge

Window to the front aspect, U/floor heating, sky light flame effect fire with inbuilt media wall, power points and TV point.

Downstairs WC

U/floor heating, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

First floor landing

Window to the front aspect and power points.

Bathroom

Window to the rear aspect, U/floor heating, tiled floor, 3 piece bathroom suite comprising roll top bath with mixer taps, low flush WC, wash hand basin with vanity unit, and tiled flooring.

Bedroom One

Window to the rear aspect, radiator and power points.

Bedroom Two

Window to the front aspect, U/floor heating, radiator, TV point and power points.

Bedroom Three

Window to the rear aspect, radiator, TV point and power points.

Loft Room

Velux window to the rear aspect, radiators and power points.

Laundry Room/Outdoor utility

Power points, space for a washing machine and dryer.

Garden

Mainly laid to lawn with plant and shrub borders, outside tap and surrounded by agricultural fields.

Driveway

Private gated driveway with access for multiple vehicles.

Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; D

Septic tank

Fully electric heating source

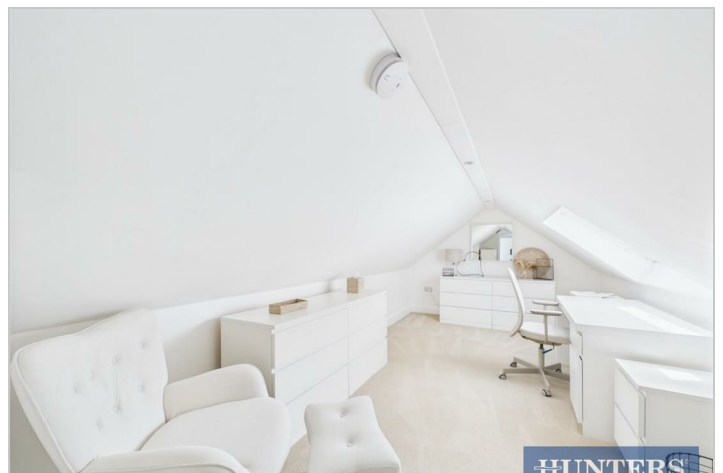
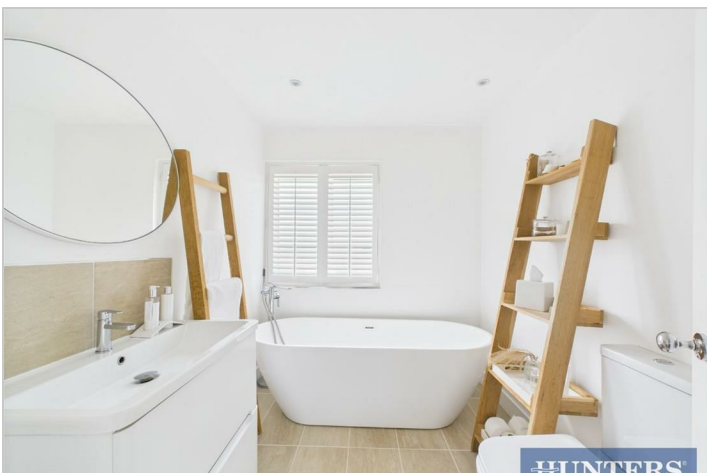
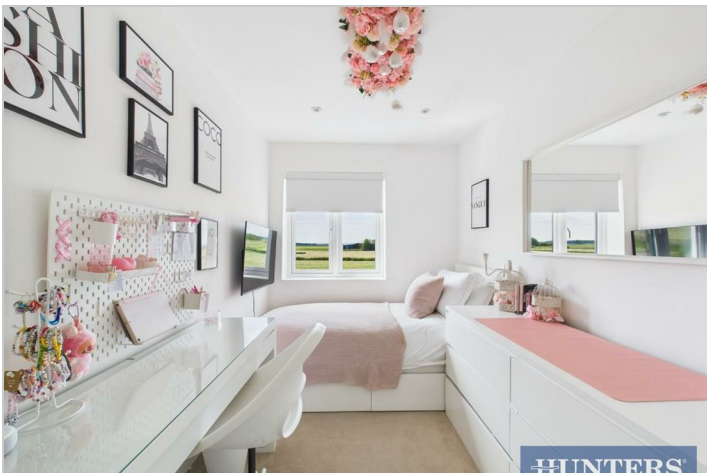
***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £250,000* BIDDING CLOSES 30 JULY 2.30PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

Nestled in the tranquil village of Wilfholme, East Yorkshire this charming detached house offers a perfect blend of rural serenity and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two spacious reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house is set in a picturesque rural setting, allowing for a lifestyle that embraces nature and the great outdoors. The surrounding countryside offers a wealth of opportunities for walking, cycling, and enjoying the beauty of the English landscape. Furthermore, this property presents a unique opportunity for those interested in self-sufficiency, with plenty of space for gardening and potential for sustainable living.

The single bathroom is conveniently located, ensuring comfort and practicality for everyday living. This home is not just a place to live; it is a chance to embrace a lifestyle that values peace, space, and the joys of rural life.

If you are looking for a property that combines comfort, charm, and the potential for self-sufficiency, this delightful house in Wilfholme is certainly worth considering. With its inviting atmosphere and beautiful surroundings, it promises to be a wonderful place to call home.



Road Map



Hybrid Map



Terrain Map



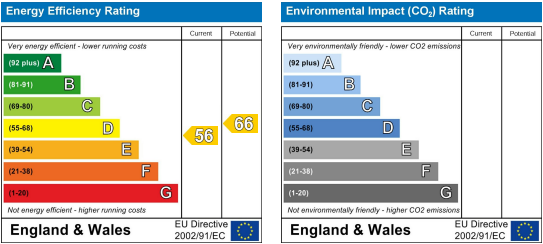
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.