



Byre Way, Burton Fleming, Driffield, YO25 3QA

- SOLD VIA MODERN METHOD OF AUCTION - PLEASE SEE TERMS BELOW
- Four Bedrooms
- Downstairs W/C
- Off-Road Parking & Garage
- Desirable Village Location
- Detached Property
- Two Bathrooms
- Rear Garden
- Full Of Potential

Auction Guide £190,000



Byre Way, Burton Fleming, Driffield, YO25 3QA

DESCRIPTION

Situated on the quiet and sought-after Byre Way in the desirable village of Burton Fleming, this detached property offers an exciting opportunity for buyers looking to create a home tailored to their own taste. With generous living space and fantastic potential throughout, this home is ideal for families, first-time buyers, or anyone keen to put their own stamp on a property.

The accommodation begins with a welcoming entrance hall, leading through to a spacious front-facing lounge with feature fireplace - perfect for relaxing evenings. To the rear, the kitchen/diner is fitted with a range of white units offering ample storage, along with space for a dining table and double doors opening out to the garden, creating a great setting for both everyday living and entertaining. A convenient downstairs W/C completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining two bedrooms offer flexible space ready to be personalised to suit individual needs. A family bathroom fitted with a three-piece suite completes this floor.

On the top floor is the fourth bedroom, along with a separate w/c. This versatile space offers an excellent double bedroom, while also lending itself to use as a home office or hobby room depending on your needs.

Externally, the property enjoys an enclosed rear garden with a combination of lawn and patio areas - ideal for outdoor dining and family use. To the front, there is a driveway providing off-road parking, along with a single garage.

While the property would benefit from some updating, it presents a fantastic opportunity to create a truly special home in a peaceful yet well-connected location. Byre Way is a peaceful residential cul-de-sac in the well-regarded village of Burton Fleming, appreciated for its attractive countryside setting while remaining conveniently close to local amenities and nearby coastal towns and villages.



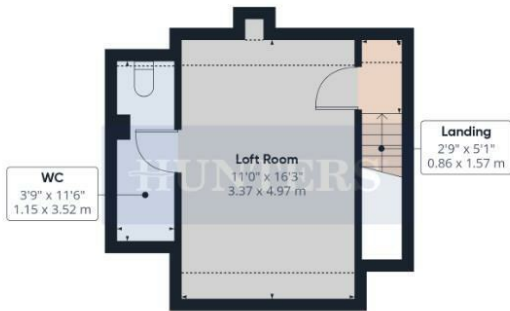




Ground Floor



Floor 1



Floor 2



HUNTERS

Approximate total area⁽¹⁾

1257 ft²
116.8 m²

Reduced headroom

39 ft²
3.6 m²

(1) Excluding balconies and terraces

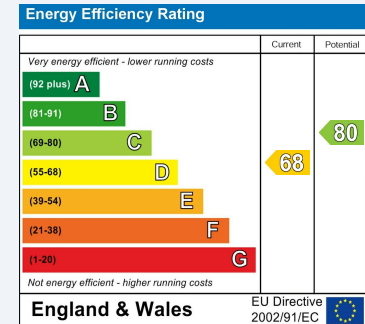
Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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Valuations

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