



East Gate, Rudston, Drifffield, YO25 4UX

- For Sale via Modern Method of Auction
- Two cosy reception rooms
- Village location
- In Need Of Updated Heating System
- One bathroom
- Charming rear garden
- Viewing recommended
- Three spacious bedrooms

Auction Guide £150,000



Cress Beck, East Gate, Rudston, Driffield, YO25 4UX

DESCRIPTION

Offered to the market via Modern Method of Auction.

Nestled in the lovely village of Rudston, Driffield, this charming cottage on East Gate offers a wonderful opportunity for anyone looking to enjoy peaceful village living with easy access to nearby towns such as Bridlington and Driffield. The village provides a quiet, welcoming setting while still being well-connected for everyday conveniences.

This property features two reception rooms, offering versatile options for use - whether you envision a formal dining area, a cosy snug, a home office, or additional living space. The inviting living room exudes warmth, creating a welcoming atmosphere ideal for relaxing evenings or entertaining guests. The functional kitchen has plenty of cupboard space and room for all essential appliances.

Further into the property, you will find three well-proportioned bedrooms, providing flexible and comfortable accommodation for families or individuals seeking extra space. The well-appointed bathroom caters comfortably to the daily needs of the household.

One of the standout features of this cottage is the large rear garden - this is perfect for unwinding or hosting summer barbecues with friends and family. This generous space is a blank canvas, ready for someone to add their personal touch.

With its appealing features and desirable village location, this property offers a fantastic opportunity to enjoy a comfortable and inviting home. Don't miss the chance to make this charming cottage your own.



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Viewings

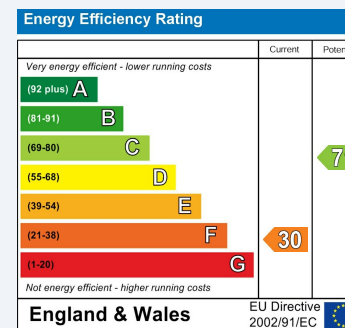
Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

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.