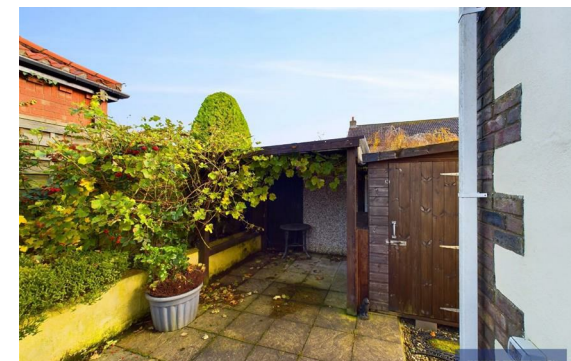




Milsons Lane, Driffield

- Detached House
- Garage and Driveway
- No Onward Chain
- Three Bedrooms
- Enclosed Garden
- EPC Grade C

Guide Price £209,000

HUNTERS®
HERE TO GET *you* THERE

Milsons Lane, Drifffield

DESCRIPTION

Hawthorn Cottage, with its bright, summery exterior and its warm, cosy interior, is a standout two-storey, three-bedroom detached home established in 2005 in the peaceful, welcoming village of Burton Fleming. It is a home full of character, with sun-filled bedrooms all with leafy views, and 'wooden' beams in kitchen and lounge for that traditional feel. There is a light and airy main bathroom, a full ensuite of shower, wash-basin and WC, plus a downstairs washroom of WC and basin. The kitchen and breakfast room is spacious and bright, and has built-in 'fridge, freezer, dishwasher and washing machine. The home is warm and well-insulated, with double-glazing throughout, and with central heating from an oil-burning boiler installed in 2019.

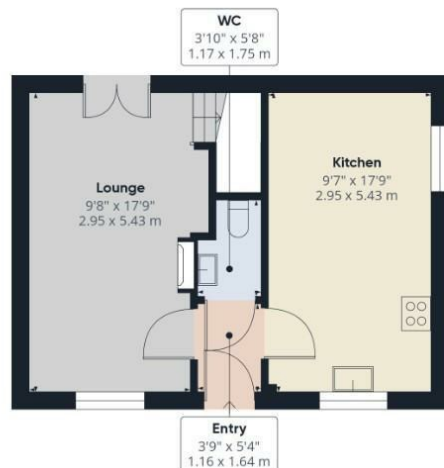
The house itself is situated down a safe, quiet lane virtually unused by traffic. There are enclosed, easy-care private gardens filled with flowers and bushes front and rear, plus a small summerhouse, covered seating/eating area, garden shed, single lock-up garage and spacious gated driveway sufficient to house a second vehicle behind an ornate gate.

The village of Burton Fleming has a post office/village store just thirty yards from the cottage. It is also convenient for all of the major towns in the region: the pretty coastal resort of Filey is ten minutes by car, as is Bridlington. The neighbouring village of Hunmanby provides a GP, Co-Op supermarket, primary school, pubs, restaurant and café, as well as a rail station.

We understand the property to be freehold and are not aware of any restrictions.







Ground Floor



Floor 1

HUNTERS

Approximate total area[®]
802.13 ft²
74.52 m²

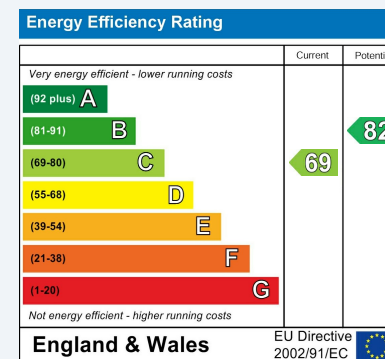
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.



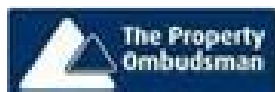
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email:
filey@hunters.com <https://www.hunters.com>



HUNTERS[®]
HERE TO GET *you* THERE