

The Old Dairy, Driffield Road, Huggate, YO42 1YH £395,000



Escape to the country with this charming two-bedroom barn conversion, nestled in the heart of the picturesque Yorkshire Wolds. This unique home is not to be missed. Recently renovated, it proudly showcases many original features, including exposed beams and vaulted ceilings, beautifully complemented by contemporary touches such as solid oak doors, oak flooring, a stunning modern kitchen and stylish bathrooms.

Thoughtfully arranged over one level, the property benefits from a generous garden, ample parking, and practical outdoor storage. Located in the tranquil village of Huggate, it offers the serenity of rural living alongside convenient road links to Pocklington and York as well as easy access to the nearby market towns of Driffield, Beverley and Market Weighton.

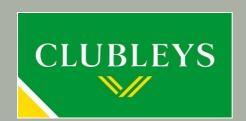
Offered with the advantage of no onward chain

This property is Freehold. East Riding of Yorkshire Council.



ZOOPLO





ENTRANCE HALL

Entered via a UPVC front entrance door, the hall 1.67m x 2.45m (5'5" x 8'0") features exposed beams, solid wood flooring with under-floor heating.

UTILITY

1.16m x 2.21m (3'9" x 7'3")

Storage cupboards with sparkle worksurface incorporating stainless steel sink unit with mixer tap, plumbing for washing machine, extractor fan, recess 4.44m x 3.85m (14'6" x 12'7") lighting, and tiled flooring.

3.93m x 2.92m extending to 4.12m (12'10" x 9'6" extending to 13'6")

The property benefits from a newly installed kitchen with a range of floor and wall cupboards with sparkle quartz work surfaces incorporating a stainless steel sink unit with mixer tap. New Bosch integrated appliances consisting of integrated oven, microwave, hob with overhead extractor, fridge freezer and dishwasher. Solid oak floor with underfloor heating, vaulted ceiling with exposed beams and a double glazed window to the west elevation. Premium chrome switches and sockets.

DINING ROOM

3.26m x 3.63m (10'8" x 11'10")

A light and inviting space with double glazed windows to both the east and west catching the sun in the morning and the evening. A vaulted ceiling with exposed beams, solid oak flooring with underfloor heating and recessed lighting.

LOUNGE

3.24m x 3.91m (10'7" x 12'9")

The lounge features south facing french doors ADDITIONAL INFORMATION opening up to the outside patio and barbecue area. A vaulted ceiling with exposed beams and recessed lighting. A double glazed window to the east elevation.

INNER HALLWAY

5.86m x 1.10m (19'2" x 3'7")

Exposed beams and solid oak floor with underfloor heating. The hallway benefits from a velux window keeping it light and airy.

BEDROOM TWO

3.06m x 3.18m (10'0" x 10'5")

Double glazed window looking out onto the driveway. Solid oak floor with underfloor heating, bedside wall lights and TV sockets. Vaulted ceiling with original oak beam.

BATHROOM

Fitted suite comprising bath with mixer tap, enclosed shower cubicle, vanity hand basin with mixer tap, low flush WC, heated mirror with light, extractor fan, chrome ladder style towel radiator, recessed lighting, fully tiled walls and floor with underfloor heating.

BEDROOM ONE

A spacious room with double glazed window to the driveway to the side elevation. Overhead storage cupboard, vaulted ceiling with original exposed beams, bedside wall lights and solid oak flooring with zoned underfloor heating, chrome ladder style towel radiator, recessed lighting, fully tiled walls and floor with underfloor heating.

EN-SUITE SHOWER ROOM

1.45m x 2.44m (4'9" x 8'0")

Comprising 1500mm walk-in shower, low flush WC, vanity hand basin, heated mirror with light.

To the rear and side is an extensive Indian stone patio creating a south-facing outdoor seating area perfect for enjoying long summer evenings. Raised flower beds border the patio and beyond this lies a generous lawned garden overlooking open fields to the rear. The property is gated with a tarmacadam driveway with ample space for several cars.

At the top of the garden is a timber workshop with concrete floor, lighting and power ideal for hobbyists or secure storage.

APPLIANCES

All the appliances within the property are new with full manufacturers warranty. None of the above appliances have been tested by the Agent.

Mains water, electricity and drainage. Oil central heating. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

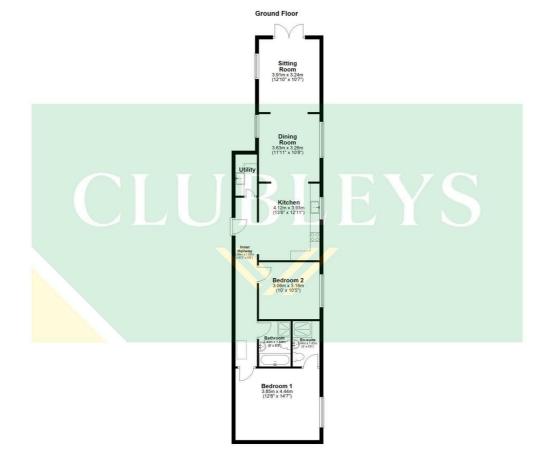
East Riding of Yorkshire.



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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and we recommend that an appointment be made to see Faye Rowland (Holmefield Finan Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 be charged on application. Your home may be repossessed if you do not keep up repayme on your mortgage. Holmefield Financial Solutions is an appointed representative of F. Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.



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