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## Eastside Cottages

### Skipsea Brough Driffield, YO25 8TH

\*\*\*PERFECT CHARMING LOCATION\*\*\*

Nestled in the idyllic and peaceful hamlet of Skipsea Brough, this delightful cottage blends traditional character with generous living space—ideal for a growing family or anyone seeking a rural retreat.

Stepping through the entrance porch, you are welcomed into a spacious, character-filled lounge, complete with an open fire, exposed beams, and a wonderfully cosy atmosphere. The kitchen-diner offers a great space for family meals and entertaining, with direct access to the rear garden. Outside, you'll also find a versatile outbuilding with power, perfect for storage, hobbies, or workshop potential.

To the first floor are two well-proportioned double bedrooms and a family bathroom. The property further benefits from a back boiler feeding the hot water tank and central heating, complemented by a Wi-Fi-controlled immersion heater for modern convenience.

Externally, the home boasts a generous front garden and ample driveway parking, while the rear garden provides a peaceful space to relax and enjoy the surroundings.

EPC: E, Council Tax Band: A, Tenure: Freehold

**£178,000**

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### Porch

Providing access to the front of the property through a UPVC double glazed door, the entrance porch has tiled flooring, a dado rail, a double glazed window to the side aspect, coving and a single light fitting.

### Lounge

14'9" x 13'4" (4.51 x 4.07)

Located off the entrance porch leading through to the kitchen, the lounge has hard wood flooring, a dado rail, a wall light, a feature open fire with a back boiler and a brick surround. An electric heater, a double glazed window facing to the front of the property, a beamed ceiling and a ceiling light fitting.

### Kitchen Diner

13'8" x 14'8" (4.19 x 4.48)

Located to the rear of the property the kitchen has a variation of inbuilt wooden wall and base units with complimenting work surfaces and tiled splash backs. A stainless steel 1.5 bowl sink drainer, fan assisted oven, electric hob and an extractor hood. Space for a washing machine, tiled flooring, a double glazed window to the rear aspect, coving and two light fittings. Leading off from this room are the stairs to the first floor.

### Bedroom One

14'10" x 13'7" (4.54 x 4.16)

Located to the front of the property with carpeted flooring, electric heater, a double glazed window to the front aspect, two wall lights and a ceiling light fitting.

- Village location
- Two generous double bedrooms
- Outbuilding with electric supply

### Bedroom Two

13'2" x 6'4" (4.02 x 1.95)

Located to the rear of the property with carpeted flooring, electric heater, a double glazed window to the rear aspect and a single light fitting.

### Bathroom

4'7" x 10'2" (1.4 x 3.1)

The bathroom suite is a white three piece suite comprising of a WC, hand basin and a bathroom with an over bath shower and a glass screen. Partially tiled walls, an extractor fan, an obscure double glazed to the rear aspect and a light fitting. There are also two inbuilt storage cupboards.

### Front Garden

The front garden provides a paved driveway for up to two cars, a lawned area with a paved pathway leading up to a small patio area and the front door.

### Rear Garden

The rear garden offers a low maintenance outdoor space with a raised patio area perfect for dining outside, there are raised vegetable beds and gravelled boarded. Located to the rear of the garden is a timber built shed with double glazed French doors and electric points, currently housing the tumble dryer.

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- Off road parking
- Private rear garden
- Must be viewed

### Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Kitchen Diner
- Charming character cottage





## Floor Plan

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