



e. info@hpsestateagents.co.uk
t. 01964 533343



Far Lane

Bewholme Drifffield, YO25 8EA

ARE YOU LOOKING FOR A PROJECT? This is the PERFECT OPPORTUNITY for you to get stuck in, this home would make an IDEAL FIRST TIME BUY or HOLIDAY HOME! This property is a TRADITIONAL COTTAGE tucked away in the TRANQUIL SOUGHT AFTER village of Bewholme. The accommodation requires refurbishments and briefly comprises of; a lounge, kitchen, two bedrooms and a bathroom with the added benefit of a rear garden. EPC Rating G.

Contact HPS on 01964 533 343 to arrange your viewing.

Asking Price £120,000

www.hpsestateagents.co.uk

Lounge

12'11" x 11'7" (3.95 x 3.55)

Window to the front aspect, a feature brick fire place incorporating a solid fuel burner, display cabinets and under storage and beams to the ceiling.

Kitchen

13'1" x 13'1" (4.00 x 4.00)

Fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Windows to two aspects, plumbing for an automatic washing machine, tiled floor, beams to the ceiling, staircase off and a useful under stairs storage cupboard.

Bathroom

A white suite to comprise panelled bath, wash hand basin and a low level wc. Shower attachment, partially tiled walls and a storage cupboard.

Bedroom One

12'3" x 12'1" (3.75 x 3.70)

Window to the front aspect.

Bedroom Two

10'6" x 8'8" (3.22 x 2.65)

Window to the rear aspect.

Garden

To the front of the property is a cobbled forecourt and to the rear is an enclosed garden which is laid to strip lawn.

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.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

About Us

Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Valuations

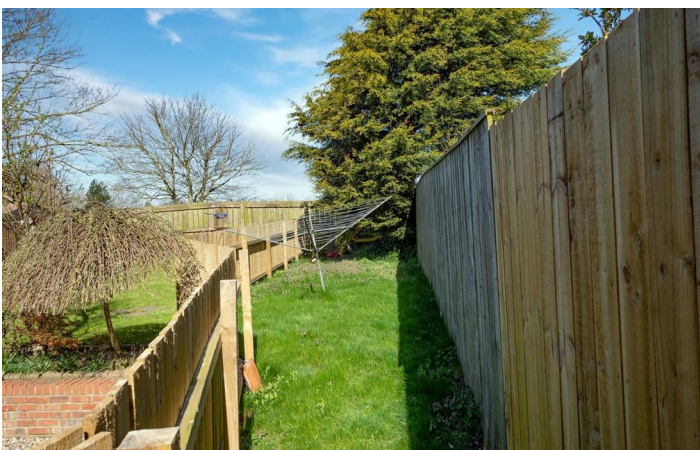
If you are thinking about selling

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.

- Sought after village of Bewholme
- Upstairs bathroom
- Will interest the FTB
- Should be viewed at the earliest

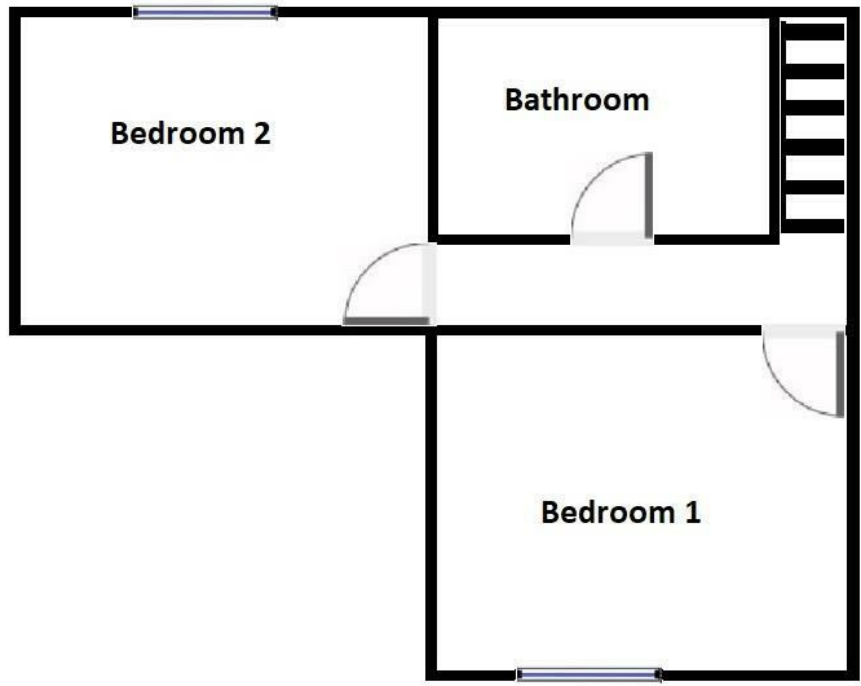
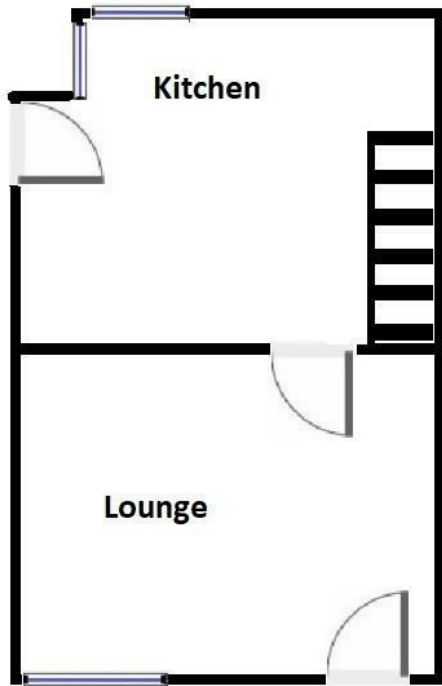
- Lovely countryside setting
- Lounge and kitchen
- Ideal for down sizing

- Two bedroom cottage
- Requires a little updating
- Holiday home opportunity





Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	