



Providence Place Drifffield, YO25 6QQ

A CHARMING COTTAGE IN A HIGHLY DESIRABLE MARKET TOWN LOCATION.

Having been recently updated and improved throughout by the current owner, this immaculately presented cottage offers unique charm and quality. This property would be well suited to first time buyers requiring versatile accommodation or could be an exceptional rental property.

The delightful cottage has also been granted full planning permission to erect a rooftop garden.

The internal accommodation briefly comprises; Entrance Lobby, Inner Hallway, Open Plan Living/ Kitchen Area, Bathroom, and integral garage to the ground floor, and on the first floor are two generously proportioned double Bedrooms.

EPC Rating: D
Council Tax Band: A
This property is: FREEHOLD

Offers In The Region Of £150,000

Lobby

5'4" x 9'3" (1.65 x 2.84)

An attractive and light entrance into the cottage which gives access to the hallway and integral garage. Complete with laminate flooring.

Hall

The inner hall gives access to the bathroom and open plan living/ kitchen area.

Open Plan Kitchen

14'4" x 9'11" (4.37 x 3.04)

A sizeable kitchen, complete with a fitted range of modern kitchen units, including base and wall mounted cupboards. Integrated oven and hob, and space for washing machine and fridge freezer.

Open Plan Living Room

12'2" x 10'3" (3.72 x 3.14)

With front aspect windows, the living room has the benefit of an electric fire, vertical radiator, and carpeted flooring.

Bathroom

6'6" x 5'8" (2.00 x 1.75)

The stunning newly fitted bathroom comprises of L shaped bath with shower, WC and hand wash basin.

Integral Garage

17'10" x 9'4" (5.45 x 2.85)

Spacious garage with admission to the house through an integral door.

Master Bedroom

11'10" x 9'11" (3.61 x 3.03)

With front aspect window, the master bedroom has the benefit

of one radiator and carpeted flooring.

Bedroom Two

10'6" x 9'11" (3.22 x 3.03)

Window with front aspect, one radiator and carpeted flooring.

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 HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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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.

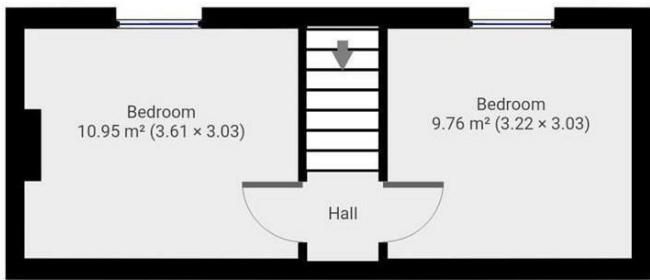
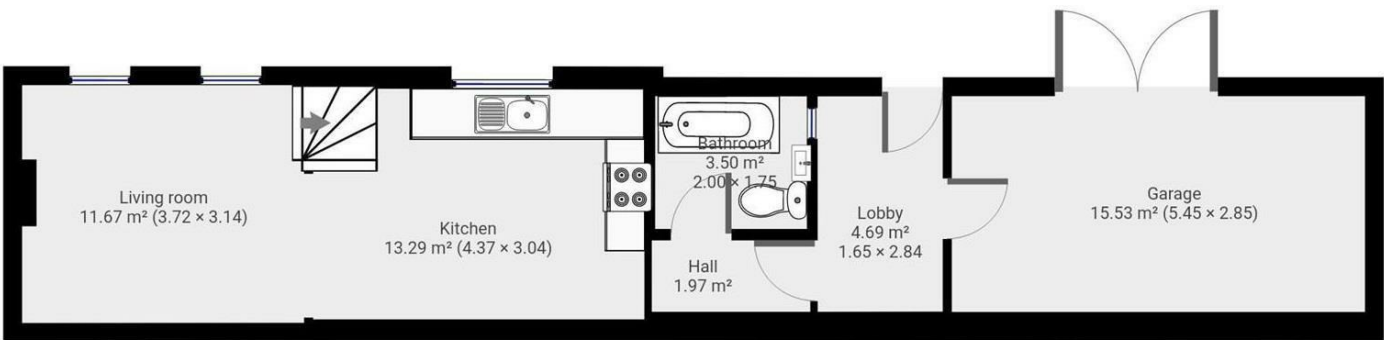
- Modern Cottage
- Ideal Starter Home
- Convenient Location
- Must Be Viewed

- Two Double Bedrooms
- Central Heating & Double Glazing
- Full Planning Permission Granted for Rooftop Garden
- Recently Refurbished
- Integral Garage
- Finished To a High Spec





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	