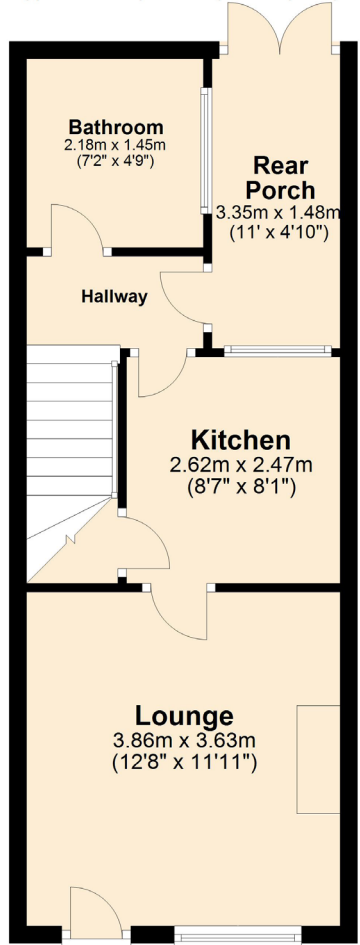
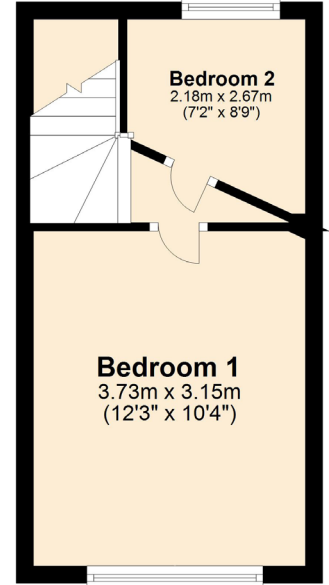


Ground Floor
Approx. 34.7 sq. metres (373.3 sq. feet)



First Floor
Approx. 19.5 sq. metres (209.5 sq. feet)



Total area: approx. 54.1 sq. metres (582.8 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



SERVICES

Gas combi boiler, mains electric, water and sewage.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Asking Price
£115,000

Well Cottage, 80 Main Street
North Frodingham, YO25 8LJ



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Dee Atkinson & Harrison



Well Cottage, 80 Main Street North Frodingham, YO25 8LJ

DESCRIPTION

Well Cottage is a charming, two bedroom cottage style property situated in a rural village just outside of Driffield. The property boasts potential and could do with a renovation to fully see this. To the rear, it offers an extensive south facing garden.

The property briefly comprises:- front door straight into the lounge, kitchen with under stairs cupboard, hallway leading to downstairs bathroom and porch, two bedrooms, large garden and on street parking.

LOCATION

North Frodingham is a village and civil parish in the East Riding of Yorkshire, England. It's home to a great primary school and is situated approximately 5.5 miles south-east of the town of Driffield and lies on the B1249 road which gives good access to Bridlington and Beverley.



THE ACCOMMODATION COMPRISES:

LOUNGE- 3.86m (12'8) x 3.63m (11'11)

Door and window to the front aspect, gas fire with hearth, laminated flooring, radiator and power points.

KITCHEN- 2.62m (8'7) x 2.47m (8'1)

Window to the rear aspect, a range of wall and base units, sink with drainer unit, space for washing machine, space for fridge, electric hob, electric oven, partially tiled walls, tiled flooring, radiator and power points.

BATHROOM- 2.18m (7'2) x 1.45m (4'9)

Window to the side aspect, three piece suite comprising of:- low flush WC, sink with pedestal, fully tiled shower cubicle, built in storage cupboard, tiled flooring and radiator.

HALLWAY

Door leading to the porch, stairs to first floor landing and radiator.

FIRST FLOOR LANDING

BEDROOM ONE- 3.73m (12'3) x 3.15m (10'4)

Window to the front aspect, built in storage cupboards, cupboard housing the boiler, radiator, telephone point and power points.

BEDROOM TWO- 2.18m (7'2) x 2.67m (8'9)

Window to the rear aspect, built in storage cupboard, radiator and power points.

PORCH- 3.35m (11') x 1.48m (4'10)

Double doors to the rear leading out to the garden, concrete flooring and power points.

GARDEN

Large garden which is mainly laid to lawn, patio area and two outside sheds.

PARKING

On street parking.