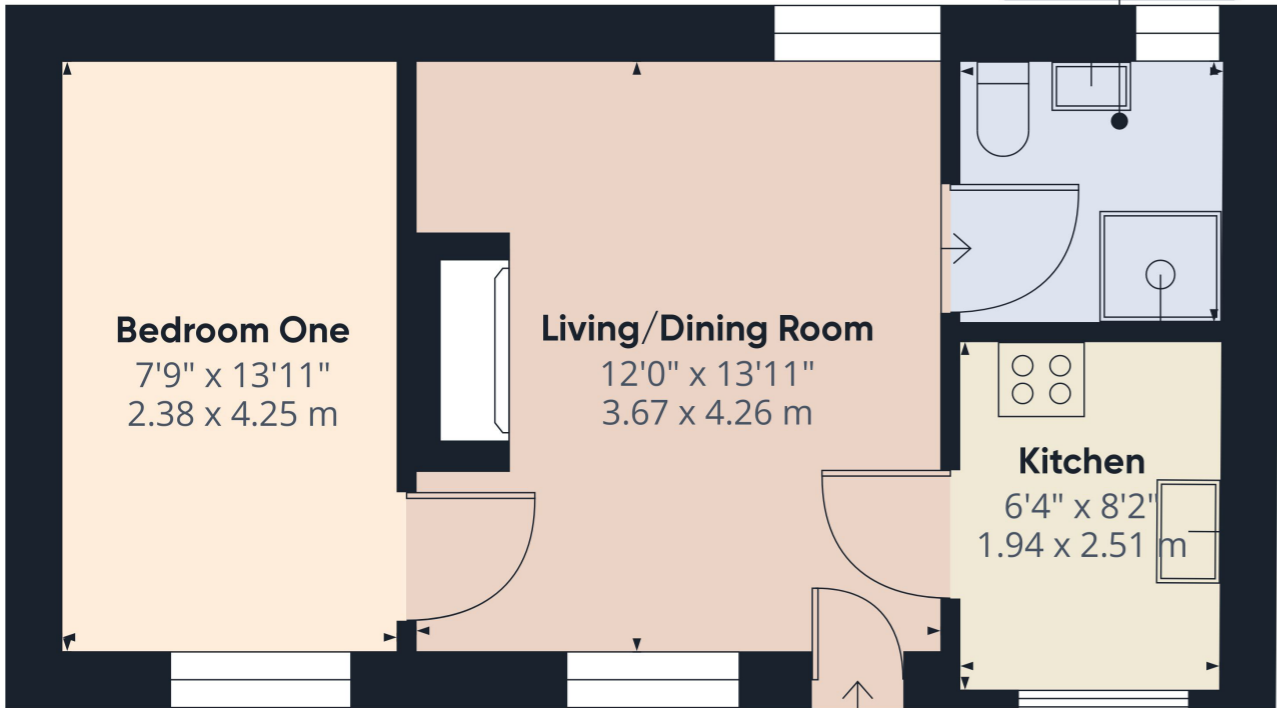




Bathroom
6'2" x 6'2"
1.90 x 1.90 m



Approximate total area¹⁾
364.49 ft²
33.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Asking Price
£140,000

Rosedene,
Wold Newton, YO25 3YD



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		10 G

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.



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**THE ACCOMMODATION COMPRISES:-
LOUNGE/DINING AREA- 12'0 (3.67m) x
13'11 (4.26m)**

Cosy lounge/dining area which has door to the front aspect, window to the front and rear aspect, exposed beam, feature fireplace with electric stove, slate hearth and solid wood mantle, fitted carpets, radiator, TV point and power points.

KITCHEN- 6'4 (1.94m) x 8'2 (2.51m)

Large window to the front aspect, a range of wall and base units, tiled splash back, sink with drainer unit, free standing fridge, integrated freezer, free standing washing machine, tiled flooring and power points. There is also access to the loft which has extensive space/storage and is boarded out.

BEDROOM ONE- 7'9 (2.38m) x 13'11 (4.25m)

Spacious double bedroom with window to the front aspect, exposed beam, wall mounted boiler, fitted carpets, radiator and power points.

SHOWER ROOM- 6'2 (1.90m) x 6'2 (1.90m)

Well presented and immaculate shower room with opaque window to the rear aspect with fitted roller blind, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, fitted storage units, tiled flooring, heated towel rail and extractor fan.

EXTERNAL

The property sits back from the road with a side gate which leads to an easily maintainable outside space ideal for storage with outside tap. To the front of the property it is half gravelled and the other half is laid with patio. It also benefits from a hedge to the front and timber fencing to the side.

PARKING

Off street parking for two cars.

SERVICES

LPG gas, drainage to a septic tank and mains electric.

TENURE

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

Rosedene, Wold Newton, YO25 3YD

DESCRIPTION

Rosedene is a well presented, detached, one bedroom bungalow located in a prime village setting. Over looking the picturesque village pond, this characterful cottage is perfect for those who want a property that you can just 'lock up and go'. Historically a workshop for the old tailors back in the late 1800's, the property certainly holds some character. To fully appreciate this property and it's uniqueness viewings are essential!
The property briefly comprises:- entrance to a lounge/dining area, kitchen, spacious double bedroom, shower room, space to the rear which is gated and two parking spaces to the front.

LOCATION

The small rural village of Wold Newton lies deep within the beautiful Yorkshire Wolds and is built around the village green and pond. The village is conveniently situated between Scarborough and Driffield also offering easy access to the east coastal towns of Bridlington and Filey. The village enjoys the benefit of a well regarded infant school and public house.

