

Dee Atkinson & Harrison

Approximate total area⁽¹⁾
262.19 sq ft
25.68 sq m

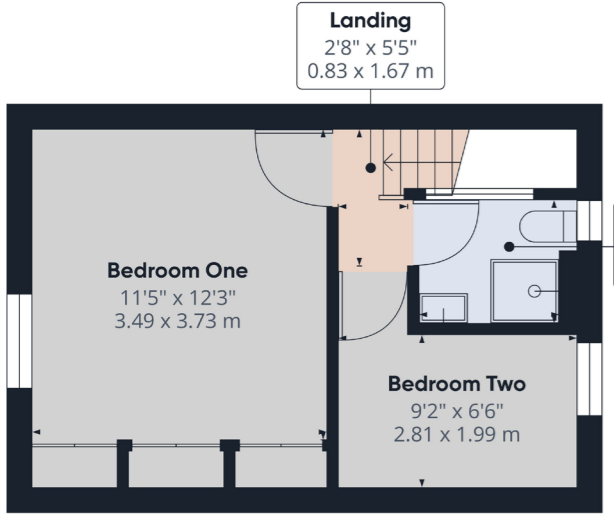
Reduced headroom
4.81 ft
0.45 m

(1) Excluding balconies and terraces

Reduced headroom (Below 1.5m/5ft0")

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

DRAPFE360



Dee Atkinson & Harrison

Approximate total area⁽¹⁾
262.91 sq ft
24.43 sq m

(1) Excluding balconies and terraces

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

DRAPFE360



Guide Price **Fern Cottage, 1 Ransomes Row,**
£168,500 **North Dalton, YO25 9XA**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

SERVICES
Oil fired central heating, mains water and electric.

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 'B'.

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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 11'3 (3.44m) x 13'11 (4.26m)

Cosy lounge with door and sash window to the front aspect, coving, open fireplace with brick surround and tiled hearth, fitted carpets, radiator, TV point and power points.

KITCHEN- 9'2 (2.81m) x 14'0 (4.27m)

Door and window to the rear aspect, stairs leading to the first floor landing, tiled splash back, a range of wall and base units with pull out larder cupboard, Belfast sink, plumbing for washing machine, electric oven, electric hob, extractor hood, tiled flooring, radiator and power points.

FIRST FLOOR LANDING- 2'8 (0.83m) x 5'5 (1.67m)

Fitted carpets and access to the loft.

BEDROOM ONE- 11'5 (3.49m) x 12'3 (3.73m)

Double bedroom with sash window to the front aspect, a range of fitted wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 9'2 (2.81m) x 6'6 (1.99m)

Window to the rear aspect, exposed floorboards, radiator and power points.

SHOWER ROOM- 5'7 (1.72m) x 5'0 (1.53m)

Window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, tiled flooring, radiator and extractor fan.

GARDEN

Well presented and low maintenance south facing garden with patio area, partially lawned, raised flower beds, timber fencing with gate, oil tank, boiler, green house, storage shed and access to the parking.

PARKING

Off street parking for two cars.

Fern Cottage, 1 Ransomes Row, North Dalton, YO25 9XA

DESCRIPTION

Brought to the market with no onward chain, Fern Cottage is a two bedroom end terrace boasting character and charm. Originally built in the early 1800's and Grade II listed, it has been lovingly maintained over the years and would make a fantastic home for a range of buyers. Inviting and cosy with neutral decor throughout, this rarely available property is ready to go and early viewings are essential!

The property briefly comprises:- entrance into a lounge, kitchen, first floor landing, two bedrooms, shower room, rear garden and off street parking.

LOCATION

North Dalton is a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 6 miles south-west of the town of Driffield and 8 miles north-east of the town of Pocklington. 4 miles to the north-west lies the village of Huggate.

