

Ground Floor Building 1

**Dee Atkinson & Harrison**

Approximate total area\*  
46.01 m<sup>2</sup>  
493.11 sq ft

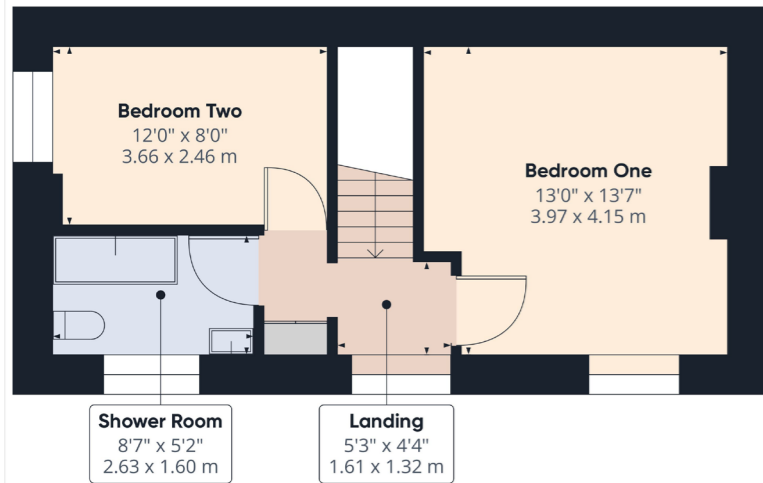
Reduced headroom  
11.47 m<sup>2</sup>  
124.37 sq ft

(1) Excluding balconies and terraces

Reduced headroom (below 1.90m/6'3")

\*We have every attempt to be made to ensure accuracy. All measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPF300



Floor 1 Building 1

**Dee Atkinson & Harrison**

Approximate total area\*  
35.77 m<sup>2</sup>  
386.57 sq ft

(1) Excluding balconies and terraces

\*We have every attempt to be made to ensure accuracy. All measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPF300



**Guide Price**  
**£235,000**

**April Cottage, Front Street,  
Wold Newton, YO25 3YQ**

**SERVICES**  
Oil fired central heating, septic tank and mains water.

**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 'C'.

**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 HALL- 4'3 (1.31m) x 4'1 (1.24m)

Door to the front aspect, fitted carpets and radiator.

##### KITCHEN/DINING ROOM- 11'3 (3.44m) x 13'0 (3.97m)

Beautifully appointed farm house style kitchen with window to the front aspect, exposed beams, log burning stove with stone hearth and wooden mantle piece, a range of wall and base units, tiled splash back, sink with drainer unit, built in wine rack, built in eye-level oven and microwave, electric hob, laminated flooring, radiator and power points.

##### UTILITY ROOM- 5'8 (1.74m) x 13'9 (4.21m)

Useful additional utility space with door to the side aspect, window to the side and front aspect, tiled splash back, oil fired boiler, a range of wall and base units, integrated dishwasher which is brand new, integrated washing machine, integrated fridge / freezer, laminated flooring, radiator and power points.

##### LOUNGE- 11'7 (3.55m) x 13'0 (3.98m)

Cosy living room with window to the front aspect, exposed beams, stairs leading to the first floor landing, log burning stove with exposed brick surround and slate hearth, built in cupboards and shelving, dado rail, panelled walls, fitted carpets, radiator, TV point and power points.

##### FIRST FLOOR LANDING- 5'3 (1.61m) x 4'4 (1.32m)

Window to the front aspect, built in cupboard with rail and shelving, fitted carpets, radiator and power point.

##### BEDROOM ONE- 13'0 (3.97m) x 13'7 (4.15m)

Spacious primary bedroom with window to the front aspect, fitted carpets, radiator and power points.

##### BEDROOM TWO- 12'0 (3.66m) x 8'0 (2.46m)

Another double bedroom with window to the side aspect, fitted carpets, radiator and power points.

##### SHOWER ROOM- 8'7 (2.63m) x 8'0 (2.46m)

Modern and tasteful shower room with window to the front aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and vanity unit, walk in fully tiled shower cubicle, tiled flooring, and radiator.

##### GARDEN

Easily maintainable garden which has been fully decked out. The vendors have made full use of the space to sit out and enjoy the afternoon sun. It is fully enclosed with timber fencing and gated access to the driveway.

##### GARAGE- 10'4 (3.17m) x 17'11 (5.46m)

Double doors to the front aspect, oil tank, power and lighting.

##### PARKING

Off street parking for two cars.

# April Cottage, Front Street, Wold Newton, YO25 3YQ

## DESCRIPTION

April Cottage is a beautifully appointed two bedroom semi-detached cottage in the sought after and idyllic village of Wold Newton. Having been lovingly upgraded and improved by the current owners over the years, the property oozes character and charm. Benefitting from two wood burning stoves which really does create a cosy and homely feel, the rear garden is also low maintenance which allows you to lock up and go.

The property briefly comprises:- entrance hall, kitchen/dining room, utility room, lounge, first floor landing with two double bedrooms and shower room. There is a rear garden, garage and off street parking.

## LOCATION

The picturesque village of Wold Newton lies deep within the beautiful Wolds countryside 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 coast towns of Bridlington and Filey. The village enjoys the benefit of a well regarded infant school and public house.

