

Dee Atkinson & Harrison

Approximate total area*
502.26 sq ft
47.13 m²

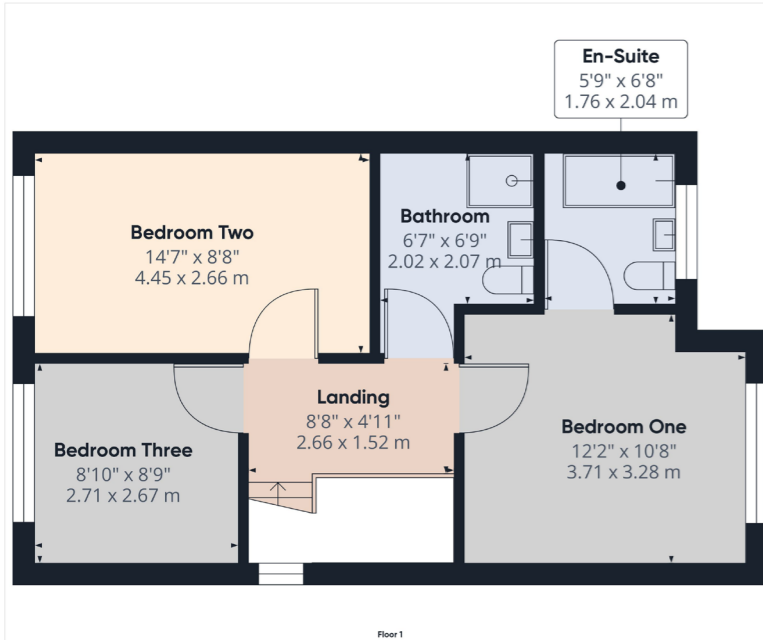
Reduced headroom
6.83 sq ft
0.63 m²

(1) Excluding balconies and terraces

Reduced headroom (Below 1.5m/4'10")

*All measurements have been made to ensure accuracy. All measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPF360



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Approximate total area*
468.87 sq ft
43.56 m²

(1) Excluding balconies and terraces

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DRAPF360



Guide Price
£175,000

**6 Laking Mews, Laking Lane,
Wold Newton, YO25 3YT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	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 '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.



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6 Laking Mews, Laking Lane, Wold Newton, YO25 3YT

DESCRIPTION

Offered to the market with no onward chain, 6 Laking Mews is a spacious three bedroom semi detached property. Situated in the sought after village of Wold Newton and offering rolling countryside views to the rear, this would make a fabulous home for any buyer looking for a blank canvas with tons of potential.

The property briefly comprises:- entrance to the kitchen, hallway, WC, lounge/dining room, first floor landing with three double bedrooms, one with en-suite, shower room, integral garage, rear garden 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.



THE ACCOMMODATION COMPRISES:

ENTRANCE DOOR INTO:

KITCHEN- 12'0 (3.67m) x 9'2 (2.82m)

Door to the side aspect, window to the front aspect, wall mounted oil fired boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for white goods, electric oven, electric hob, extractor hood, laminated flooring, radiator and power points.

HALLWAY- 5'5 (1.66m) x 6'4 (1.93m)

Stairs leading to the first floor landing laminated flooring and power points.

CLOAKROOM- 2'8 (0.82m) x 5'8 (1.73m)

Tiled splash back, low flush WC, sink with pedestal, laminated flooring and extractor fan.

LOUNGE- 11'3 (3.45m) x 17'8 (5.41m)

Spacious living area with French doors looking out over the beautiful countryside and window to the rear aspect over looking the rear garden, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 8'8 (2.66m) x 4'11 (1.52m)

Opaque window to the side aspect, fitted carpets, radiator and power points.

BEDROOM ONE- 12'2 (3.71m) x 10'8 (3.28m)

Double primary bedroom with window to the front aspect, fitted carpet, radiator, TV point and power points.

EN-SUITE- 5'9 (1.76m) x 6'8 (2.04m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, laminated flooring and extractor fan.

BEDROOM TWO- 14'7 (4.45m) x 8'8 (2.66m)

A secondary double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 8'10 (2.71m) x 8'9 (2.67m)

Window to the rear aspect, laminated flooring, radiator and power points.

SHOWER ROOM- 6'7 (2.02m) x 6'9 (2.07m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, tiled shower cubicle with electric shower, laminated flooring, radiator and extractor fan.

INTEGRAL GARAGE- 15'9 (4.82m) x 8'1 (2.48m)

Electric roller door, side pedestrian door leading into the property, power and lighting.

GARDEN

Well proportioned and easily maintainable South facing garden which is mainly laid with artificial grass and patio area which would be great for entertaining, Oil tank, shrub borders and gated side access making the garden enclosed, secure and private.

PARKING

Off street parking for two cars.

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