



# Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

BROADACRES, LONG STREET, RUDSTON YO25 4UH , EAST YORKSHIRE

**'BROADACRES'  
LONG STREET, RUDSTON  
EAST YORKSHIRE  
YO25 4UH**

**Offers in the region of  
£575,000**

**Bridlington 7 miles | Driffield 9 miles | Malton 23 Miles  
| Beverley 22 miles | Scarborough 17 Miles**

**DESCRIPTION**

Broadacres is an attractive, double-fronted detached house that stands on an impressive garden plot of approximately 0.7 of an acre. The property has been extremely well maintained by the current owner and is presented in excellent condition.

Offering gas fired central heating and replacement uPVC double glazing throughout it provides comfortable family accommodation that will suit a wide range of buyers. A particularly appealing feature is the covered outdoor seating area that overlooks the large private garden, and provides an area for both relaxing and dining.

**LOCATION**

Rudston is a small village and civil parish in the East Riding of Yorkshire. It is situated between Driffield and Bridlington approximately 6 miles west of Bridlington, and lies on the B1253 road. The Gypsy Race (an intermittent stream) runs through the village, which lies in the Great Wold Valley. The Rudston Monolith stands in the Rudston Parish Church of All Saints. At over 25 feet tall, it is the tallest standing stone in England, and gave the village its name; it is Grade I listed.

Driffield and Bridlington offer excellent shopping facilities including national stores such as W H Smiths, Boots, Tesco's, Morrisons, Aldi, Lidl and Iceland Foods, to name but a few.

Sport and entertainment are well catered for, with well supported clubs offering excellent facilities for rugby, cricket, football, golf, hockey and tennis.



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE PORCH

With tiled floor, half tiled walls, uPVC double glazed front door and leaded stained glass panel door to:

#### ENTRANCE HALL

This impressive hall features oak panelling to the walls, attractive staircase leading off, delft rack, understairs storage cupboard, coving to the ceiling and thermostat control for the heating.

#### DINING KITCHEN

The Kitchen area is fitted with a range of pippy oak kitchen units including base and wall cupboards, plate rack, inset sink with mixer tap, walk in shelved pantry, tiled floor, integrated dishwasher and fridge, double oven, microwave and four ring ceramic hob with matching extractor canopy over.

#### SITTING ROOM

With Living flame gas fire set in a fireplace with polished brass grate and tile inlay, TV aerial point, bay window to the front elevation, two double radiators, coving to the ceiling and exposed tongue and groove wood flooring.

#### LIVING/DINING ROOM

With open fire set in a tiled fireplace, TV aerial point, bay window to the front elevation, two double radiators, coving to the ceiling and three wall light points.

#### INNER HALL

With radiator and cloak hooks.

#### UTILITY ROOM

With stainless steel sink with a mixer tap, base cupboards, plumbing for an automatic washing machine, tiled flooring, space for a tumble drier and fridge/freezer, wall mounted gas central heating boiler and a ceiling suspended clothes airer.

#### WC

With a traditional high level cistern and tiled floor.

#### SHOWER ROOM

With a large shower tray and screen, vanity wash hand basin, fully tiled walls, ceramic tiled floor and chrome heated towel rail.

### REAR PASSAGE

Running the full width of the house this covered passage provides an excellent space for boots and coats, and also gives access to the covered seating area.

### FIRST FLOOR

#### LANDING

With coving to the ceiling.

#### BEDROOM ONE

With ornamental fireplace, double radiator, pedestal wash hand basin with vanity light over and shaver point.

#### BEDROOM TWO

With double radiator, fitted shelving and pedestal wash hand basin with vanity light over and shaver point.

### BEDROOM THREE

With fitted wardrobe with sliding mirrored doors, radiator and pedestal wash hand basin and TV aerial point.

### BEDROOM FOUR/STUDY

With fitted shelving and double radiator.

### BATHROOM

Fitted with a modern three piece suite including an encased bath, corner shower cubicle and a pedestal wash hand basin. Fully tiled walls, ceramic tiled floor, chrome heated towel rail and inset ceiling spotlights.

### SEPARATE WC

With dual flush low level WC, ceramic tiled floor and fully tiled walls.





### **LINEN ROOM**

With fitted airing cupboard housing the hot water tank, hanging rail enclosed by a curtain. This room could be modified to provide a home office.

### **EXTERNAL**

#### **DRIVEWAY**

A private brick-set driveway leads to a large parking area to the side of the property which in turn gives access to the large single garage. The garage has an electric up and over door, power and light connected.

#### **OUTBUILDINGS**

To the rear of the garage is a useful garden store and there is a further timber shed. Adjoining the covered rear passage and the garage is a superb covered seating area that provides both seating and dining space for alfresco living.

#### **GARDEN**

The gardens to the property are a particularly attractive feature with mature space to the front and rear. Broadacres is set back from Long Street behind a mainly lawned area of garden. Immediately to the rear and side of the house, is a gravelled terrace beyond which is an extensive lawn that features mature trees, a well fenced pond and various seating areas.

#### **HEATING AND INSULATION**

All windows are double-glazed. A modern gas fired boiler heats the radiators and provides hot water for domestic use with an electric immersion heater in reserve.

#### **SERVICES**

Mains water, gas and electricity are connected to the property. Drainage to a newly installed septic tank.

#### **EPC**

The property has been assessed at D(68)

#### **COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E'.

#### **VIEWING**

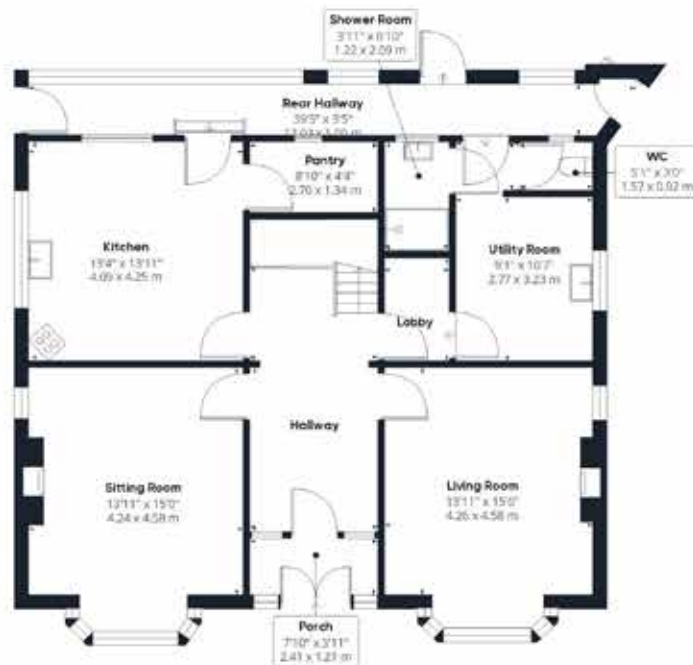
Strictly by appointment with the agents on 01377 241919

#### **TENURE**

Freehold with vacant possession upon completion.







Ground Floor

Approximate total area<sup>(1)</sup>

2143.25 ft<sup>2</sup>

199.11 m<sup>2</sup>



(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.





56 MARKET PLACE, DRIFFIELD | TEL: 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)