

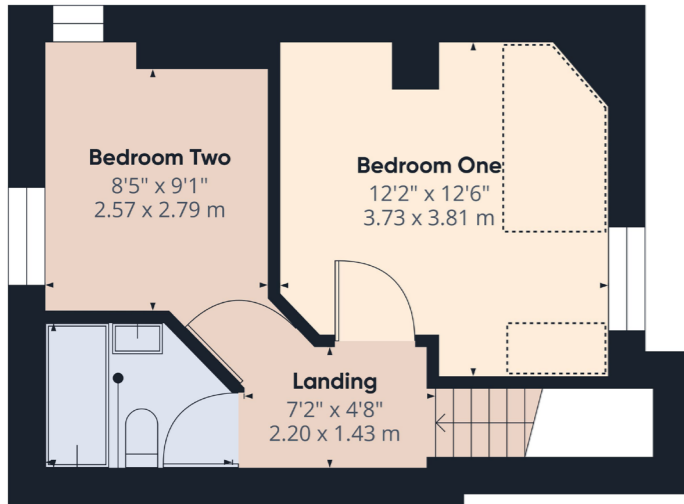
Approximate total area*
415.77 sq ft
38.63 m²

(1) Excluding balconies and terraces

*We have every attempt to be as accurate as possible, but all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPFE360

Ground Floor



Approximate total area*
300.3 sq ft
27.9 m²

Reduced headroom
35.14 sq ft
3.2 m²

(1) Excluding balconies and terraces

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DRAPFE360

Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Guide Price
£165,000

2 Alderson Mews,
North Frodingham, YO25 8JX

SERVICES
Understood to all be connected to mains. Mains gas, 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 'A'.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 7'9 (2.36m) x 5'3 (1.62m)

Inviting hallway with door to the front aspect, coving, wood effect laminated flooring, radiator and power points.

LOUNGE

Neutral and airy living space with window to the front aspect, inset spotlights, coving, stone effect gas fire with wooden hearth, wood effect laminated flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/BREAKFAST AREA- 26'5 (8.05m) x 15'6 (4.74m)

Fabulously presented and immaculate condition, this open space benefits from door and windows to the rear aspect, inset spotlights, coving, stairs leading to the first floor landing, understairs storage cupboard, wall mounted gas boiler, tiled splash back, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, integrated fridge, plumbing for dishwasher, plumbing for washing machine, electric oven, gas hob, extractor hood, wood effect laminated flooring, radiator, telephone point and power points.

FIRST FLOOR LANDING- 7'2 (2.20m) x 4'8 (1.43m)

Fitted carpets and power points.

BEDROOM ONE- 12'2 (3.73m) x 12'6 (3.81m)

Well proportioned double bedroom with window to the rear aspect, access to the eaves with additional storage, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 8'5 (2.57m) x 9'1 (2.79m)

Currently used as a home office, this is a double, secondary bedroom with window to the front and side aspect, fitted carpets, radiator and power points.

BATHROOM- 7'1 (2.17m) x 5'7 (1.72m)

Modern and stylish bathroom with coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, tiled splash back, panelled bath with over head shower attachment and glass shower screen, tiled flooring, heated towel rail and extractor fan.

GARDEN

This South facing garden has been upgraded and landscaped by the current vendor to create a low maintenance area to sit, unwind and relax. It is mainly laid with artificial grass, a patio area with slate paving slabs and walk way up to the rear gate which leads to the allocated parking spaces. The garden is also fully secure with timber fencing.

PARKING

Designated off street parking for two cars.

2 Alderson Mews, North Frodingham, YO25 8JX

DESCRIPTION

2 Alderson Mews is a beautiful, mid terrace property, boasting two double bedrooms and a stylish and modern open plan living space. Ideal for entertaining guests or enjoying the peaceful and sun-soaked garden, this home is perfect for both relaxation and socialising. Symathetically enhanced by the current owners and its neutral interior throughout, this naturally light and bright home creates a welcoming atmosphere the moment you step through the door.

The property briefly comprises:- entrance hall, stunning open plan kitchen/dining/lounge area, first floor landing with two double bedrooms, family bathroom, rear garden to the back and allocated off street parking.

LOCATION

North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Driffield. Well placed for access to the East Yorkshire Coast, the village is also within

