

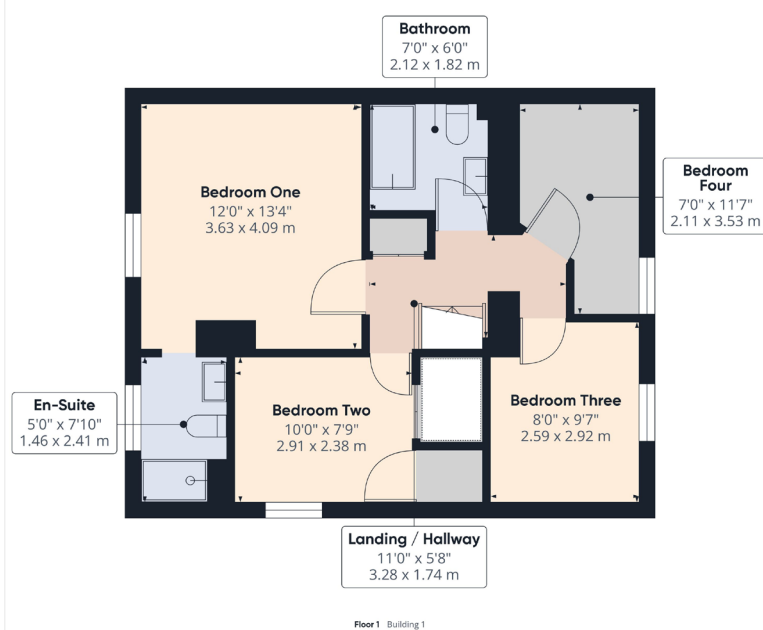
Dee Atkinson & Harrison

Approximate total area*
742.71 sq ft
69 m²

(1) Excluding balconies and terraces

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

DIRAFPE360



Dee Atkinson & Harrison

Approximate total area*
525.36 sq ft
48.78 m²

(1) Excluding balconies and terraces

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DIRAFPE360



Offers In Region Of £285,000

62 Main Street, North Frodingham, YO25 8LG

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 '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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 6'0 (1.98m) x 7'9 (2.37m)

Inviting entrance with door to the side aspect, coving, stairs leading to the first floor landing, laminated wood effect flooring, radiator and power points.

CLOAKROOM- 4'0 (1.13m) x 2'8 (0.82m)

Opaque window to the side aspect, coving, fully tiled walls, low flush WC, wall mounted sink, tiled flooring, radiator and extractor fan.

OFFICE- 11'0 (3.37m) x 8'0 (2.43m)

Versatile reception room which is currently used as an office has a window to the front aspect, coving, storage cupboard housing the gas boiler, exposed floorboards, radiator and power points.

LOUNGE- 12'0 (3.58m) x 13'0 (3.95m)

Cosy lounge with windows to the front aspect, coving, wall lighting, gas fire with surround, laminated wood effect flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING ROOM- 7'0 (2.11m) x 12'9 (3.91m) / 8'0 (2.58m) x 21'4 (6.53m)

L shaped open plan kitchen/diner with window to the side aspect, exposed beams, wall lighting, tiled splash back, a range of wall and base units with breakfast bar, solid wood worktops, sink with drainer unit, space for fridge and freezer, plumbing for dishwasher and washing machine, laminated wood effect flooring, radiator and power points.

SUNROOM- 13'0 (4.00m) x 14'2 (4.33m)

Fabulous addition to the property which is a great size to use as a living space. There are French doors to the rear aspect, velux windows to either side, log burning stove with tiled hearth and surround, tiled flooring and power points.

FIRST FLOOR LANDING- 11'0 (3.28m) x 5'8 (1.74m)

Coving, storage cupboard, exposed floor boards and radiator.

BEDROOM ONE- 12'0 (3.63m) x 13'4 (4.09m)

Double primary bedroom with window to

the front aspect, coving, wall lights, built in wardrobes, exposed floorboards, radiator and power points. There is also access to the loft.

EN-SUITE- 5'0 (1.46m) x 7'10 (2.41m)

Opaque window to the front aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle with shower attachment, exposed floorboards, radiator and extractor fan.

BEDROOM TWO- 10'0 (2.91m) x 7'9 (2.38m)

A secondary double bedroom with window to the side aspect, two built in cupboards, exposed floorboards, radiator and power points.

BEDROOM THREE- 8'0 (2.59m) x 9'7 (2.92m)

Another double bedroom with window and velux to the rear aspect, exposed floorboards, radiator and power points.

BEDROOM FOUR- 7'0 (2.11m) x 11'7 (3.53m)

Single bedroom with window and velux to the rear aspect, exposed floorboards, radiator, TV point and power points.

BATHROOM- 7'0 (2.12m) x 6'0 (1.82m)

Velux window, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, corner bath with over head shower attachment, exposed floorboards, radiator and extractor fan.

GARDEN

Beautiful and sizeable south facing garden which is a blank canvas for keen gardeners to get stuck into. It is mainly laid with lawn, planted mature trees with flower and shrub borders, two garden sheds and patio area to the immediate rear. The garden is fully secure with gated side access. There is a right of access for the neighbouring properties.

GARAGE- 16'0 (4.90m) x 8'6 (2.60m)

Double doors to the front aspect, side pedestrian door, window to the rear aspect, power and lighting.

PARKING

Off street parking for multiple cars.

62 Main Street, North Frodingham, YO25 8LG

DESCRIPTION

If your looking for the perfect blend of character, charm and modern living, this fabulous end terrace property doesn't disapoint. 62 Main Street offers four good size bedrooms as well as a huge south facing garden. It is the perfect outdoor space for hosting or simply sitting outside enjoying the summer sun. With generously proportioned rooms throughout, it really is a warm and inviting atmosphere the moment you step through the door.

The property briefly comprises:- entrance hall, cloakroom, office, lounge, open plan kitchen/dining area, sunroom, first floor landing, primary bedroom with en-suite, three additional bedrooms, bathroom, rear garden, detached garage and ample 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 Driffild. Well placed for access to the East Yorkshire Coast, the village is also within comfortable commuting distance of the city of Hull and the historic town of Beverley. Within the village, there is a public house, and primary school. Additional facilities are readily available in the nearby villages of Beeford and Brandesburton including a GP practice and surgery in Beeford.



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