



Dee Atkinson & Harrison

EASTFIELD, THORNHOLME, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

'EASTFIELD' THORNHOLME YO25 4NN

**Offers in the region of
£565,000**

**Bridlington 5 miles | Driffield 8 miles
Scarborough 19 miles | Hull 25 Miles | York 36 miles**

DESCRIPTION

This most attractive and individual detached house is offered to the market together with an adjoining 2.95-acre paddock. The gas centrally heated and fully double-glazed house has recently been extended and now provides versatile accommodation that extends to just under 2,500 sq ft (excluding the garage). Although extensive work has been completed, some areas of the property still need cosmetic finishing, and this will now be left to the purchaser to complete according to their own taste/requirements.

The property stands on a good-sized plot on the outskirts of the Village and will be of interest to anyone with equestrian or hobby farming interests. There is ample room for the construction of stabling or other useful outbuildings (subject to any necessary planning consent) and the paddock has its own access from the main road.

LOCATION

Thornholme is a small linear village located on the A614 Driffield to Bridlington Road, approximately 5 miles from Bridlington and 8 miles from Driffield.

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. Both town and surrounding villages provide a host of pleasant pubs and eating houses



and visitors to the area are always impressed by the friendliness and hospitality provided by the local residents.

The Accommodation Comprises:

Ground Floor

Porch

With tiled floor and exposed brick wall.

Entrance Hall

With Laminate flooring, staircase leading off, double radiator and coving to the ceiling.

Living Room

With TV aerial point, coving to the ceiling, telephone point and double radiator.

Sitting Room

With ornate fireplace creating a focal point to the room, TV aerial point and double radiator.

Kitchen with Dining Area

This spacious kitchen is fitted with a range of modern kitchen units including a one-and-a-half bowl sink with mixer tap, base, wall, drawer and glazed display units, laminate flooring, space for a range style oven, plumbing for an automatic washing machine, and a cupboard housing the gas fired central heating boiler. Coving to the ceiling, rear entrance door to a covered porch, dining area with two double radiators and French doors to the garden.

Shower Room

With a large shower cubicle, two wash-hand basins and a low-level WC. Double radiator and coving to the ceiling.

Day/Play Room

Forming part of the extension, this room could also be used together with the sitting room and boot room to provide accommodation for a dependent relative.

Boot Room

This room has been plumbed to be used as a bathroom, so it could easily be fitted out as a utility/boot room if

preferred.

First Floor

Landing

With two double radiators, coving to the ceilings and two dormer-style windows overlooking the paddock and open countryside.

Bedroom One

With double radiator, coving to the ceiling and access to the roof space.

Bedroom Two

With double radiator, coving to the ceiling and alcove

storage area.

Bedroom Three

With double radiator

Bedroom Four

With two double radiators.

Bathroom

With a three-piece suite including a panelled bath, pedestal wash hand basin and dual flush low-level WC.

Outside

To the front, a private drive leads to a parking and turning area that also gives access to the large double garage, with





twin up and over doors, power, light and personal door to the rear. There is a good sized area of landscaped garden to the front that provides good privacy and features a mature Monkey Puzzle tree, lawn and well stocked borders.

The rear garden is a good size and is laid mainly to lawn with flower and shrub borders.

Paddock

Adjoining the garden on two boundaries is a slightly undulating paddock that extends to approximately 2.95 acres.

Services

Mains water, electricity and gas are all connected to the property. Drainage is to a private treatment system.

Viewing

Strictly by appointment through the Sole Agents on 01377 241919.

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 shown on the Council Tax Property Bandings List in Valuation Band 'C'. Purchasers should be aware that council tax band ratings can be altered upon the sale of a property.

Energy Performance Certificate

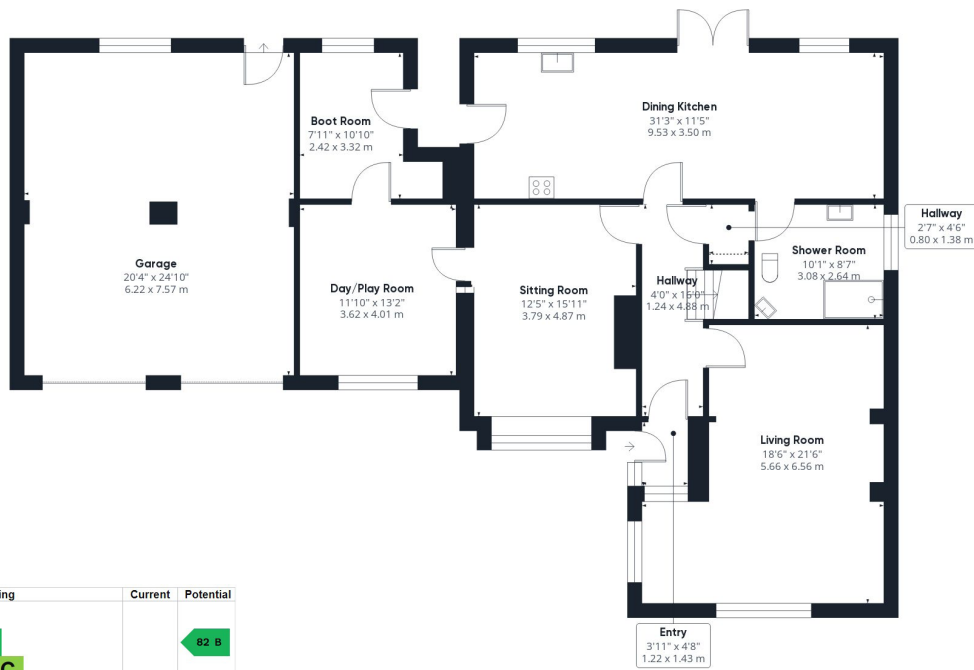
The property has a v EPC rating of 65(D)

360 Virtual Tour

A 360 degree virtual tour is available to view on our website at www.dee-atkinson-harrison.co.uk by doing a search for 'Thornholme' and clicking the appropriate buttons.

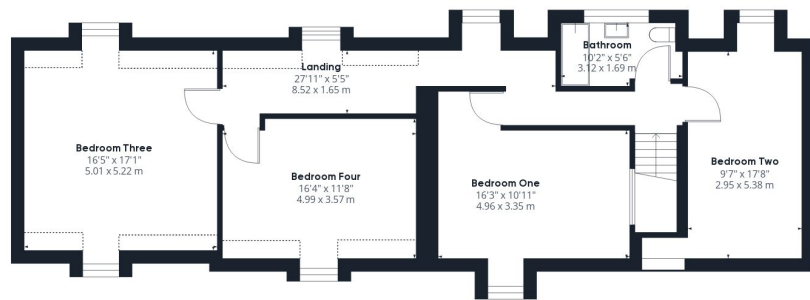


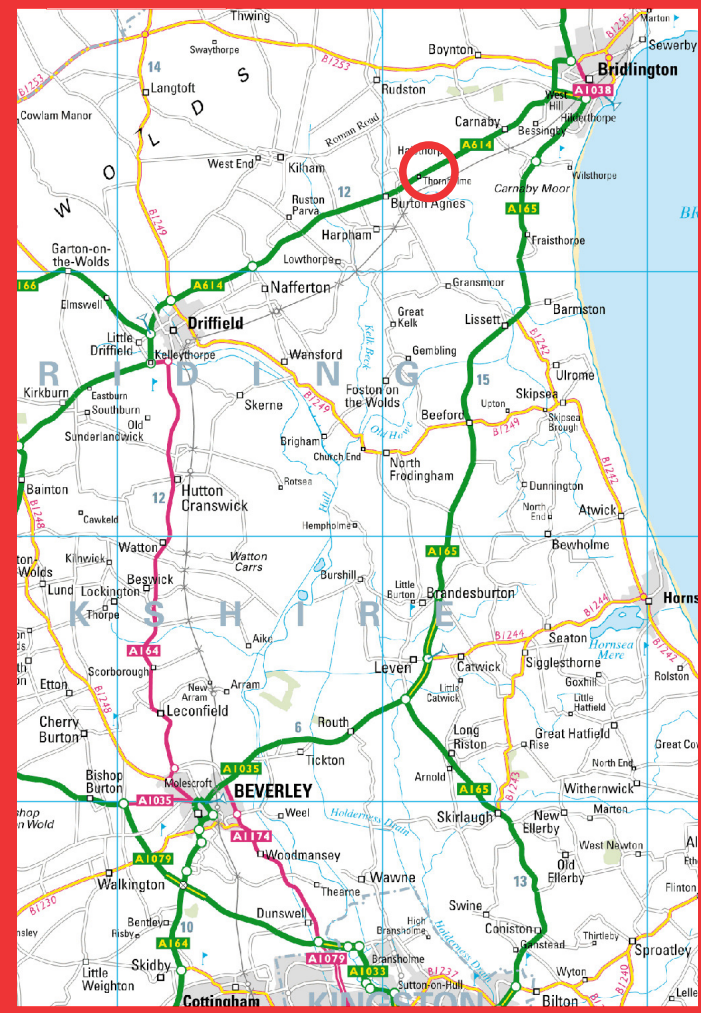




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor







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