



Guide Price
£179,500

26 South Townside Road,
North Frodingham, YO25 8LE

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.



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DESCRIPTION

Nestled in the heart of this picturesque village, 26 South Townside Road is not one to be missed! This delightful semi-detached home offers a unique opportunity for those seeking the perfect blend of tranquility and potential. With no onward chain, you can move in and start crafting your vision of home sweet home right away!

The property briefly comprises:- entrance hall, hallway, lounge, open plan kitchen/dining area, conservatory, utility room, first floor landing, primary bedroom, two additional bedrooms, bathroom, rear garden, and 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.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL - 3'4" (1.03m) x 5'8" (1.75m)

Door to the side aspect, window to the front aspect and fitted carpet.

HALLWAY - 4'11" (1.52m) x 3'7" (1.10m)

Door to the front aspect, stairs leading to the first floor landing, fitted carpets and radiator.

LOUNGE - 13'9" (4.20m) x 12'0" (3.67m)

Window to the front aspect offering a bright and airy room, electric fireplace with brick surround and stone hearth, understairs storage cupboard, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM - 8'11" (2.73m) x 22'8" (6.91m)

Sizeable open plan kitchen/diner with door and windows to the rear aspect, a range of wall and base units with drawers, sink with drainer unit, built in wine rack, electric oven, electric hob, extractor hood, tiled and laminated flooring, radiator and power points.

UTILITY ROOM - 7'0" (2.16m) x 6'8" (2.05m)

Door to the front aspect, a range of shaker style wall and base units, plumbing for washing machine, space for fridge/freezer, tiled flooring and power points.

CONSERVATORY - 10'3" (3.14m) x 12'3" (3.76m)

Great add on to the property offering extra living space with French doors to the side aspect, windows to all three sides, laminated flooring and power points.

FIRST FLOOR LANDING - 5'4" (1.64m) x 6'7"

(2.02m)

Fitted carpets and power points. There is also access to the loft.

BEDROOM ONE - 11'8" (3.56m) x 12'1" (3.70m)

Double bedroom with window to the front aspect, wall mounted gas boiler, built in cupboards, fitted carpets, radiator and power points.

BEDROOM TWO - 18'2" (5.54m) x 6'10" (2.09m)

Another good size secondary bedroom with window to the front and rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE - 8'7" (2.63m) x 8'3" (2.52m)

Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM - 5'7" (1.72m) x 6'8" (2.04m)

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, fitted carpet, radiator and extractor fan.

GARDEN

A well proportioned south facing garden to the rear with beautiful views of the countryside. The garden is mainly laid to lawn with a raised timber decking area and paving slabs leading to a PVC timber effect shed. This garden provides the perfect opportunity to create your own summer oasis with an amazing outlook. The garden is also fully secure with timber fencing and hedging.

PARKING

Off street parking for two cars.