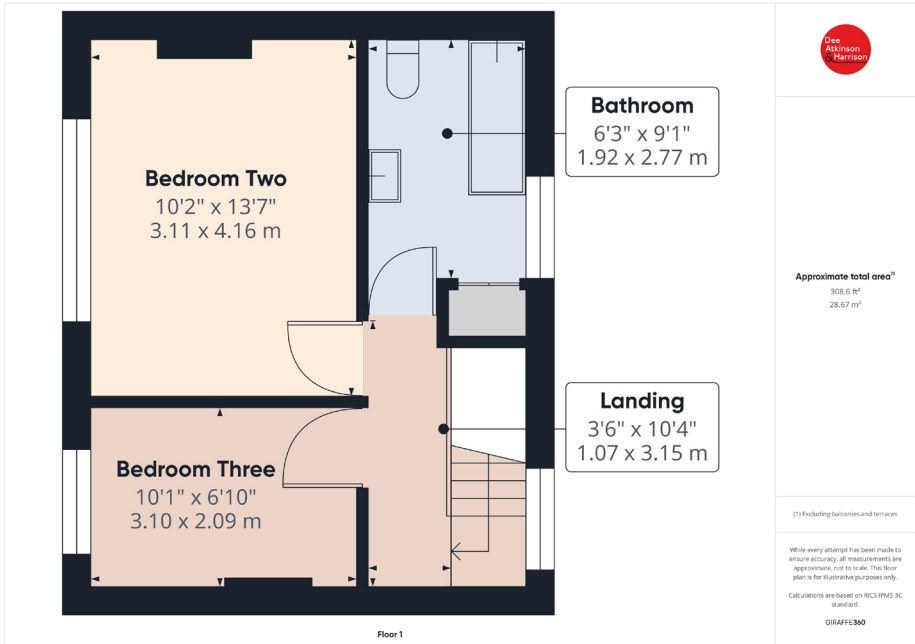
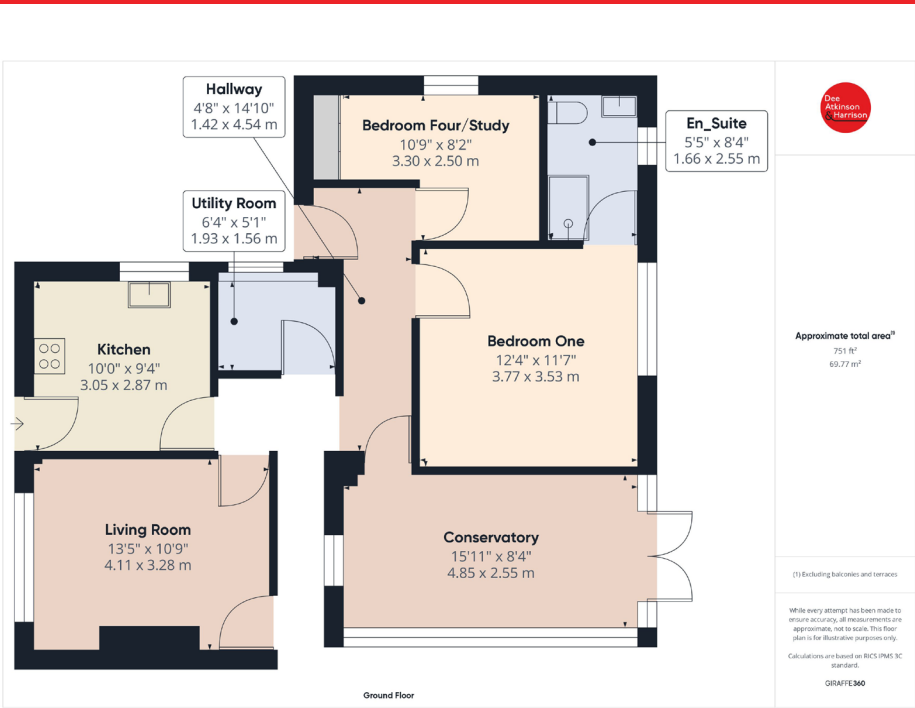




Guide Price
£230,000

7 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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



7 South Townside Road, North Frodingham, YO25 8LE

DESCRIPTION
7 South Townside Road is a three/four bedroom semi-detached property in a quiet village location. Having been extended by the current vendor to create additional space and versatile accommodation, each room can be changed around and used to suite any potential new buyer. Its been kept in great condition and offers a blank canvas to put your own style on it as well as being spacious and very well presented.

The property briefly comprises:- entrance hall, lounge, kitchen, utility room, primary bedroom with en-suite, bedroom four/study, first floor landing, 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 Driffield. 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

Door to the front aspect, stairs leading to the first floor landing, radiator and power points. There is also access to the loft.

LOUNGE- 13'5 (4.11m) x 10'9 (3.28m)

Large window to the front aspect flooding the room with natural light, gas fireplace with surround and mantle piece, wood effect laminated flooring, radiator, TV point and power points.

CONSERVATORY- 15'11 (4.85m) x 8'4 (2.55m)

Great addition to the property with French doors to the rear aspect, windows to all three sides, laminated flooring, radiator and power points.

KITCHEN- 10'0 (3.05m) x 9'4 (2.87m)

Door to the front aspect, window to the side aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge, electric oven, gas hob, extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM- 6'4 (1.93m) x 5'1 (1.56m)

Window to the side aspect, partially panelled walls, plumbing for washing machine, space for additional white goods, laminated flooring, radiator and power points.

BEDROOM ONE- 12'4 (3.77m) x 11'7 (3.53m)

Downstairs double primary bedroom with window to the rear aspect, laminated flooring, radiator and power points.

BEDROOM FOUR/STUDY- 10'9 (3.30m) x 14'10 (4.54m)

Currently used as a fourth bedroom with window to the side aspect, built in wardrobe with sliding mirror doors housing the gas boiler,

laminated flooring, radiator and power points.

EN-SUITE SHOWER ROOM- 5'5 (1.66m) x 8'4 (2.55m)

Opaque window to the rear aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, laminated flooring and radiator.

FIRST FLOOR LANDING- 3'6 (1.07m) x 10'4 (3.15m)

Window to the rear aspect, fitted carpets and power points. There is also access to the loft space.

BEDROOM TWO- 10'2 (3.11m) x 13'7 (4.16m)

Another great size double bedroom with window to the front aspect, original feature fireplace, fitted carpets, radiator and power points.

BEDROOM THREE- 10'1 (3.10m) x 6'10 (2.09m)

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

BATHROOM- 6'3 (1.92m) x 9'1 (2.77m)

Opaque window to the rear aspect, built in storage cupboard partially panelled walls, partially tiled walls three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, laminated flooring and radiator.

GARDEN

North facing garden which has been well looked after by it's current owner and is mainly laid to lawn, gravelled area to the immediate rear ideal for seating, timber storage shed and fully enclosed garden with gated side access.

PARKING

Off street parking for three cars.