



# Dee Atkinson & Harrison

WHARFSIDE, FRODINGHAM BRIDGE, NORTH FRODINGHAM, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

# 'WHARFSIDE' FRODINGHAM BRIDGE NORTH FRODINGHAM EAST YORKSHIRE YO25 8JR

**£475,000**

**Bridlington 12 miles | Driffild 7 miles  
Scarborough 27 miles | Hull 17 Miles | York 36 miles**

Wharfside is a truly unique property that will appeal to many potential buyers. The property was constructed in the late 2000s to a specific design that offers versatile accommodation over two floors and extensive garaging and workshops on the lower floor. This design not only protects the living accommodation from the risk of flooding but also elevates the living spaces to take advantage of the views provided by the surrounding countryside.

The attention to detail in the design and construction is also impressive. The building's fabric is constructed of Celcon blocks without a cavity, which uses a thin adhesive to provide better insulation than conventional mortar. The exterior appears to be rendered, but it is actually a specialist finish that requires no maintenance or finish. The windows are double-glazed in hardwood frames that had a 30-year guarantee (PVC windows at the time only had 10 years). Heating is provided by a ground-source heat pump collecting heat from a 2m deep network of pipes in the front garden. This system is controlled via room thermostats, with under-floor heating downstairs and radiators upstairs. To avoid the risk of the house being subject to any movement, it was built on piles.

If that isn't enough, there is a central vacuum system with several outlets throughout the house to which the vacuum



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pipe connects, and there is a skirting-mounted dirt vacuum extractor in the kitchen. A central circulation air filter system provides air filtration, helping sufferers of various breathing disorders. For this reason, there are no opening windows, which can be a source of heat loss (other than the mandatory fire exit in the upstairs reception room).

### Location

As the house name suggests, the property stands next to a wharf on The Driffield Navigation waterway, making it possible to get to Beverley and Hull from the wharf using all types of craft and onto the Humber and to the UK canal network with a more capable boat. Although a mooring is not available at the moment, it might be possible to secure one in the future. Being next to a canal, in a rural setting and with its unique features, Wharfside offers great benefits to anyone interested in water-based activities such as canoeing, kayaking, paddle boarding, fishing and boating. There is also an abundance of bird life visible from the property, blue tits, all types of finches, barn owls and swans being a common site. The latter have nested in the canal on several occasions.

The Driffield Navigation is an 11-mile waterway that runs through the heart of the Holderness Plain to the market town of Driffield, East Riding of Yorkshire, England. The northern section is a canal, and the southern section is part of the River Hull.

### Accommodation

#### Ground Floor

##### Entrance Hall

With chequer board tiled floor, Coving to the ceiling and wall light point.

##### Cloak room

With tiled floor, fitted shelving and coat hooks.

##### WC

With low-level WC, wash hand basin and tiled floor.

##### Utility Room

With plumbing for an automatic washing machine, Access door to the basement, tiled floor, hot water cylinder and controls for the ground-source heat pump.

##### Kitchen

Fitted with a range of base and wall units, drawer units, glazed display units, one and a half bowl stainless steel sink with mixer tap, concealed worktop lighting, integrated appliances including a double oven, four ring ceramic hob with extractor canopy over, fridge freezer and dishwasher.

Ceramic tiled floor and inset ceiling spotlight. An open archway leads through to:

##### Open-plan Living & Dining Area

This L-shaped room is light and airy and gives panoramic views of the neighbouring open countryside. Ceramic tiled floor throughout, TV aerial point, 5 wall light points, open plan staircase leading off and French doors opening onto the deck.

##### Master Bedroom

With tiled floor, coving to the ceiling and door leading to:





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### **En-Suite Shower Room**

With large shower tray and screen, low-level WC, Pedestal wash hand basin, heated towel rail, inset ceiling spotlights, extractor fan and ceramic tiled floor.

### **Bedroom Two**

With ceramic tiled floor, coving to the ceiling and double doors giving views of the garden.

### **En-Suite Bathroom**

With Jacuzzi bath with shower and screen over, pedestal wash hand basin, low-level WC, ceramic tiled floor, heated towel rail, extractor fan and inset ceiling spot lights.

### **First Floor**

#### **Landing**

#### **Sitting Room/Bedroom Three**

This versatile room has double doors opening to a Juliet balcony, which gives outstanding views over the neighbouring open countryside. Fitted shelving and radiator.

#### **Bedroom Four**

With radiator and door to:

#### **Bedroom Five/Hobbies Room**

With radiator.

#### **Shower Room**

With a corner shower cubicle, wash hand basin, low-level WC and chrome heated towel rail.

#### **Lower Floor**

#### **Garage & Workshops**

The garage has an electric roller shutter door, fitted shelving, and power and light connected. Leading off the garage are a series of workshop and storage areas that cover the whole of the footprint of the house and provides a versatile space that will appeal to DIY enthusiasts or



anyone who likes to build, repair, or tinker.

The extent of this area is best seen on the 360 virtual tour.

### Outside

The property is accessed via a shared drive off the main road that also serves as the access to the wharf. Off this access, a private drive leads to parking area and also gives access to the garage under the house. The plot is a good size and includes an area of garden to the front including a lawn, vegetable garden and fruit trees.

### Services

Mains water and electricity are connected to the property. Drainage is to a septic tank. Heating is from a ground-source heat pump, with underfloor heating on the ground floor and radiators on the first floor.

### Tenure

Freehold with vacant possession upon completion.

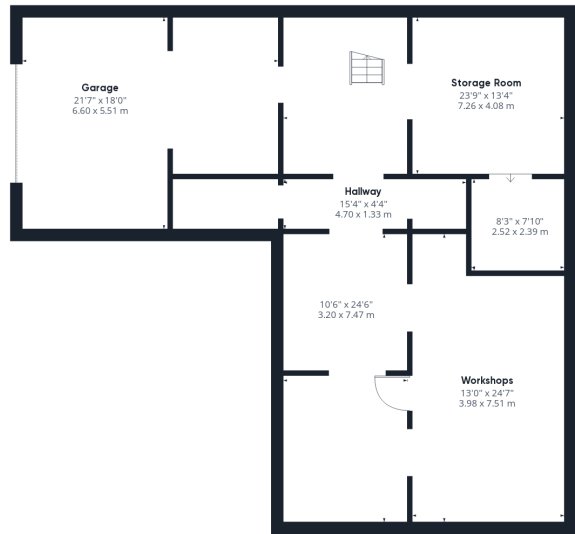
### Council Tax

Council Tax is payable to East Riding of Yorkshire Council. The property is listed as being in Council Tax Band D.

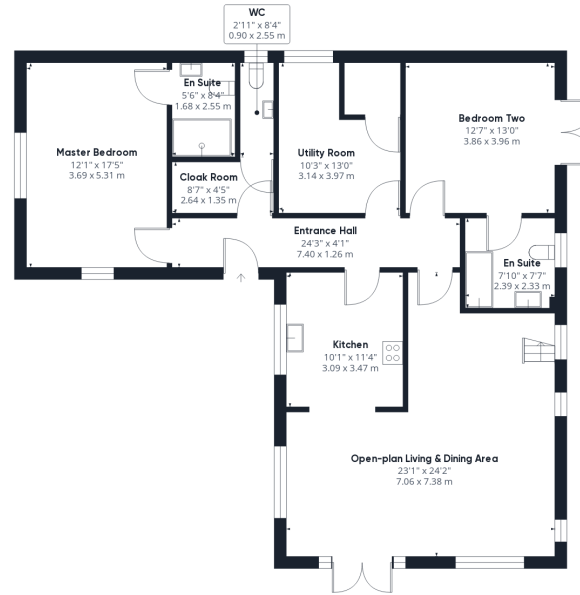
### Viewing

Strictly by appointment with the sole agents on 01377 241919.





First Floor



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

3553.06 ft<sup>2</sup>

330.09 m<sup>2</sup>

Reduced headroom

177.07 ft<sup>2</sup>

16.45 m<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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