



**SERVICES**  
All mains services are connected.

**TENURE**  
Freehold with vacant possession upon completion

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property has not been assessed yet.

**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.



**Asking Price**  
**£215,000**

**6B Main Street (Plot 8),**  
**North Frodingham**



56 Market Place, Drifffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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**Dee Atkinson & Harrison**



## 6B Main Street (Plot 8), North Frodingham YO25 8JX

Situated on a small exclusive development by C R Reynolds Ltd of Hull, this fantastic three-storey semi-detached house is one of a pair of new three-bedroom houses that are offered to the market for immediate occupation. The fully double-glazed and gas-centrally heated accommodation has an excellent EPC rating and comes with a 10-year Advantage guarantee. It has been finished to an excellent standard of specification that provides an entrance hall, a modern open-plan style of living on the ground floor, two double bedrooms and a bathroom on the first floor, and a third double bedroom and second bathroom on the top floor. The property also enjoys a fully enclosed, south-facing rear garden and two dedicated parking spaces.

6B is the first release of only two semi-detached houses on the development, and an early opportunity to view it should not be missed. The developer is offering each plot with an option to upgrade to include integrated appliances and fitted carpets.

### Location

The property stands at the front of this exclusive small development, accessed off the Main Street at the western end of the Village. North Frodingham offers a basic range of village amenities and is conveniently located for access to Driffild, Beverley and Bridlington.



### Accommodation

#### Ground Floor

##### Entrance Hall

With composite front entrance door, burglar alarm controls, staircase leading off, single radiator and smoke detector.

##### Kitchen

Fitted with an attractive range of modern kitchen units, including base, wall and drawer units, an inset stainless steel sink with mixer tap contrasting marble effect countertops, an integrated electric single oven and four-ring ceramic hob and a stainless steel extractor canopy over, a breakfast bar, space for a dishwasher, automatic washing machine and fridge (option to upgrade to integrated appliances), Wood laminate flooring, thermostat for the central heating, inset ceiling spotlights, smoke detector and double radiator. The kitchen is open plan to:

##### Living Area

With a TV aerial point, two double radiators and double French doors that open into the garden.

##### WC

With dual flush low-level WC with soft-close seat, wash hand basin with tiled splashback, radiator and an extractor fan.

#### First Floor

##### Landing

with a double radiator, a smoke detector and a staircase leading to the second floor.

##### Bedroom One

With radiator, TV aerial point, over-stair and under-stair cupboard.

##### Bedroom Two

With a double radiator and TV aerial point.

##### Bathroom

With a three-piece white suite including an encased bath with independent electric shower over, fully tiled surround, dual flush low-level WC with soft-close seat, half pedestal wash hand basin, wood

laminate flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.

#### Second Floor

##### Landing

With radiator and built-in storage cupboard.

##### Bedroom Three

With radiator and TV aerial point,

##### Bathroom

With a four-piece white suite including an encased bath, shower enclosure with independent shower, fully tiled walls and folding door, fully tiled surround, dual flush low-level WC with soft-close seat, half pedestal wash hand basin, wood laminate flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



#### Outside

**The property enjoys a sunny south-facing rear garden with a paved patio and a lawn.** The garden can be accessed through the house or via a private side pedestrian access. To the front is another small garden area, and a gravelled parking and turning area with two dedicated spaces allocated to this property is located to the rear.

