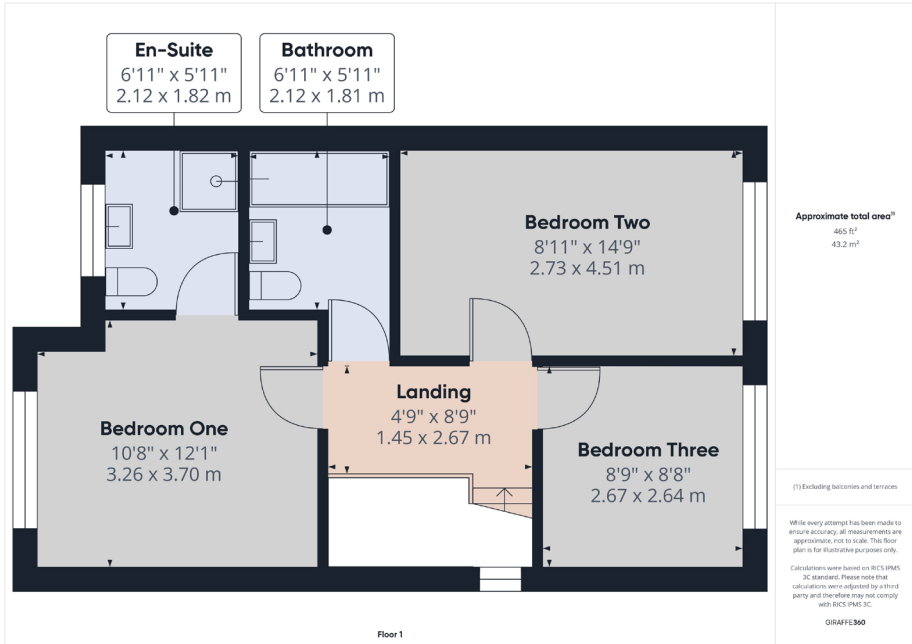
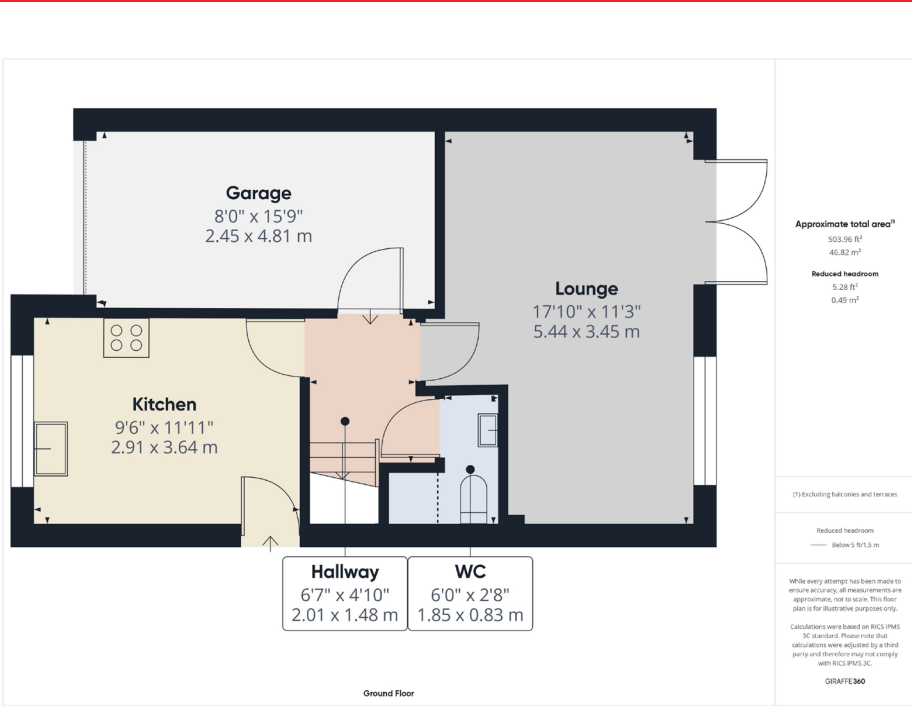




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



SERVICES
Oil fired central heating, mains 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 'C'.

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.



Guide Price
£189,950

1 Laking Mews,
Wold Newton, YO25 3YT



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Dee Atkinson & Harrison



1 Laking Mews, Wold Newton, YO25 3YT

DESCRIPTION

Offered to the market with no onward chain, 1 Laking Mews is a spacious three bedroom semi detached property. Situated in the sought after village of Wold Newton and offering rolling countryside views to the rear, this would make a fabulous home for any buyer looking for a blank canvas with tons of potential. The current vendors have refurbished the interior with new carpets, flooring and redecorated throughout. The property briefly comprises:- entrance to the kitchen, hallway, WC, lounge/dining room, first floor landing with three double bedrooms, one with en-suite, shower room, integral garage, rear garden and off street parking.

LOCATION

The pictureque village of Wold Newton lies deep within the beautiful Wolds countryside and is built around the village green and pond. The village is conveniently situated between Scarborough and Driffield also offering easy access to the east coast towns of Bridlington and Filey. The village enjoys the benefit of a well regarded infant school and public house.



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

KITCHEN- 9'6 (2.91m) x 11'11 (3.64m)

Well presented kitchen with window to the front aspect, oil fired boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

HALLWAY- 6'7 (2.01m) x 4'10 (1.48m)

Stairs leading to the first floor landing, fitted carpets and radiator.

WC- 6'0 (1.85m) x 2'8 (0.83m)

Low flush WC, wall mounted sink, vinyl flooring and extractor fan.

LOUNGE- 17'10 (5.44m) x 11'3 (3.45m)

Light and bright living space with French doors and window to the rear aspect, feature fireplace with marble hearth and surround, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING

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

BEDROOM ONE- 10'8 (3.26m) x 12'1 (3.70m)

Double bedroom with window to the front aspect, fitted carpets, TV point and power points.

EN-SUITE- 6'11 (2.12m) x 5'11 (1.82m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 8'11 (2.73m) x 14'9 (4.51m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 8'9 (2.67m) x 8'8 (2.64m)

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

BATHROOM- 6'11 (2.12m) x 5'11 (1.81m)

Neutral bathroom with partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, vinyl flooring, radiator and extractor fan.

INTEGRAL GARAGE- 8'0 (2.45m) x 15'9 (4.81m)

Up and over door, side pedestrian door, built in shelving and power points.

GARDEN

Easily maintained south facing garden which is partially laid with lawn, patio area to the immediate rear, timber fencing with gated side access.

PARKING

Off street parking for two cars.