



Dee Atkinson & Harrison

45 MAIN STREET, NORTH FRODINGHAM, YO25 8LA EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



# **'45 MAIN STREET' NORTH FRODINGHAM, YO25 8LA Offers In The Region Of £425,000**

**Beverley 14 miles  
| Hull 23 Miles | York 28 miles**

A country cottage offered to the market with no onward chain! 45 Main Street is a beautiful and characterful property which has been upgraded and kept immaculate over the years by the current owners. Nestled in a charming village and extending to over 2200 sq ft, the property boasts versatile accommodation with both ground floor and first floor bedrooms as well as ample work from home office space. Sitting on nearly a quarter of an acre, it will appeal to a variety of different buyers and has an impressive garden which is ideal for entertaining and keen gardeners. We highly recommend in person viewings as this will not disappoint!

The property briefly comprises:- entrance hall, shower room, kitchen, dining/garden room with utility, lounge, formal dining room, office/bedroom, bedroom three and bathroom all to the ground floor. To the first floor is three double bedrooms with shower room. Externally there is a large garden, garage with store and office with ample 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.





**ENTRANCE HALL- 12'5 (3.79m) x 7'8 (2.34m)**

Light and bright entrance hall with door and sash window to the rear aspect, dado rail, stone tiled flooring, radiator and power points.

**SHOWER ROOM- 7'8 (2.36m) x 4'9 (1.47m)**

Opaque sash window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink, shower cubicle, stone tiled flooring, heated towel rail and extractor fan.

**KITCHEN- 10'9 (3.30m) x 7'1 (2.17m)**

Sash windows to the rear aspect, tiled splash back, bespoke farmhouse kitchen with a range of wall and base units with solid wood worktop, inset belfast sink and drainer, integrated dishwasher, plumbing for washing machine, eye-level double electric oven, electric hob, extractor hood, stone tiled flooring and power points. Leading to:

**DINING ROOM/GARDEN ROOM- 11'3 (3.45m) x 18'11 (5.78m)**

French doors to the rear aspect, sash window to the side aspect, stone tiled flooring, radiator and power points.

**UTILITY ROOM- 3'10 (1.18m) x 19'0 (5.80m)**

Sash window to the rear aspect, space for white goods, built in shelving, stone tiled flooring and power points.

**LOUNGE- 15'1 (4.62m) x 15'1 (4.62m)**

A cosy and country style living space with sash window to the front aspect, exposed beams and brick, stairs leading to the first floor, inglenook style log burning stove with

brick surround and stone tiled hearth, fitted carpets, radiator, TV point and power points.

**DINING ROOM- 13'6 (4.14m) x 15'0 (4.60m)**

Formal dining space with sash window to the front aspect, fitted carpets, radiator and power points.

**OFFICE/BEDROOM FIVE- 10'10 (3.30m) x 15'2 (4.62m)**

A versatile yet sizeable room with sash window to the front aspect, understairs storage cupboard, built in shelving and storage cupboards, fitted carpets, radiator and power points.

**BATHROOM- 8'0 (2.44m) x 8'1 (2.47m)**

Stylish modern downstairs bathroom with opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, twin bowl sinks with oak base and storage underneath, free standing roll top bath, heated towel rail, stone tiled flooring and extractor fan.

**BEDROOM THREE- 11'3 (3.43m) x 14'9 (4.52m)**

Sash windows to the front aspect, panelled ceiling, ample built in wardrobes, fitted carpets, radiator and power points.

**FIRST FLOOR LANDING- 8'8 (2.66m) x 14'10 (4.54m)**

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

**BEDROOM ONE- 13'7 (4.15m) x 13'3 (4.06m)**

Double bedroom with sash window to the rear aspect and window seat, fitted carpets,

radiator and power points.

**BEDROOM TWO- 12'8 (3.87m) x 14'7 (4.46m)**

Another double bedroom with opaque window to the side and velux to the rear aspect, wall mounted gas boiler, fitted carpets, radiator and power points.

**SHOWER ROOM- 4'9 (1.47m) x 6'2 (1.90m)**

Tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, heated towel rail, vinyl flooring, heated towel rail, extractor fan and shaving point. There is also access to the loft space.

**BEDROOM FOUR- 15'6 (4.73m) x 15'1 (4.61m)**

Velux window to the rear aspect, panelled ceiling, exposed brick chimney breast, fitted carpets, access to the eaves, radiator and power points.

**GARDEN**

A very good sized garden which is north facing and gives a blank canvas for those who enjoy gardening. It is mainly laid with lawn with gravelled area to the immediate rear of the property which is ideal for parking several cars and gated. There is a additional gravelled area which benefits from being walled, has lighting and leads straight into the garden room. There are planted flower and shrubs with mature fruit trees and a perfect area for having your own vegetable patch.

**GARAGE- 16'2 (4.93m) x 10'1 (3.08m)**



Up and over door, power and lighting.

**STORE- 16'1 (4.91m) x 6'1 (1.86m)**

Handy storage space with power and lighting.

**OFFICE- 15'3 (4.66m) x 17'3 (5.27m)**

Sliding doors to the side aspect with window to the rear, fitted carpets and power points.

**PARKING**

Gravelled off street parking for multiple cars and motorhome/caravans.

**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 BAND**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

**EPC**

This property's energy rating is TBC.

**VIEWING**

Strictly by appointment with the sole agents.

**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 clients.

















