



Approximate total area⁽¹⁾
1925.55 ft²
178.89 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Offers In The Region Of
£430,000

Race View, East Gate
Rudston YO25 4UX



SERVICES

Oil fired central heating. Mains water and electric with sewerage to a septic tank.

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 'E'.

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.



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Race View, East Gate, Rudston, YO25 4UX

DESCRIPTION

A one of a kind property which is proudly brought to the market with no onward chain. Race View is a very well kept three bedroom detached bungalow situated on a fantastic plot. Boasting to just over half an acre with an internal space of just over 1900 sq ft, we recommend early viewings to avoid disappointment. The property also features an extremely private garden which expands right round the plot with views over the Gysey Race. Offering a blank canvas for any potential buyer to put their own stamp on it there is also huge potential to extend (depending on planning permission) to create an even more extensive property!

The property briefly comprises:- entrance porch leading into a spacious entrance hall, lounge, dining room, conservatory, kitchen, utility room, primary bedroom with dressing room and en-suite, two additional bedrooms, family bathroom and double garage. There is a large wrap around garden and private driveway leading up to the property with ample parking.

LOCATION

Rudston is situated between Driffield and Bridlington approximately 6 miles west of Bridlington, and lies on the B1253 road. Driffield and Bridlington offer excellent shopping facilities, including national stores such as W H Smiths, Boots, Tesco's, Morrisons, Aldi, Lidl and Iceland Foods, to name but a few.



THE ACCOMMODATION COMPRISES:-
ENTRANCE PORCH- 2'8 (0.83m) x 6'10 (2.09m)
Door to the front aspect and fitted carpets.

ENTRANCE HALL- 10'5 (3.19m) x 13'1 (3.99m)
Door to the front aspect, coving, built in cupboard space, fitted carpets, radiator, telephone point and power points.

LOUNGE- 13'6 (4.12m) x 19'4 (5.91m)
A spacious and bright living area with windows to both the front and side aspect, coving, feature fireplace with brick surround and tiled hearth, fitted carpets, radiator, TV point and power points. Leading to:

DINING ROOM- 11'10 (3.63m) x 11'8 (3.56m)
Window to the rear aspect, coving, fitted carpets, radiator and power points.

CONSERVATORY- 11'4 (3.47m) x 7'0 (2.15m)
Door to the rear aspect, windows to all three sides, fitted carpets, TV point and power points.

KITCHEN- 11'10 (3.62m) x 13'0 (3.98m)
Window to the rear aspect over look part of the garden, coving, built in cupboard, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in eye-level microwave and oven, electric hob, extractor hood, fitted carpets, radiator and power points.

UTILITY ROOM- 11'9 (3.60m) x 5'5 (1.65m)
Door to the rear aspect with access to the garage, coving, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for additional white goods, fitted carpets, radiator and power points.

BEDROOM ONE- 16'6 (5.04m) x 11'11 (3.63m)
Primary bedroom with window to the front aspect, coving, built in wardrobes, cupboards and dressing table, fitted carpets, radiator, TV point and power points.

DRESSING ROOM- 6'11 (2.12m) x 6'10

(2.11m)
Window to the side aspect, coving, fitted carpets, radiator and power points.

EN-SUITE- 9'2 (2.79m) x 6'11 (2.12m)
Opaque window to the front aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, fitted carpets, radiator and extractor fan.

BEDROOM TWO- 10'9 (3.28m) x 14'9 (4.50m)
Another good size double bedroom with window to the side aspect, coving, built in wardrobes and drawers, fitted carpets, radiator and power points.

BEDROOM THREE- 8'0 (2.45m) x 12'10 (3.93m)
Window to the side aspect, coving, built in shelving, fitted carpets, radiator and power points.

BATHROOM- 6'4 (1.94m) x 10'11 (3.35m)
Opaque window to the side aspect, coving, partially tiled walls, five piece bathroom suite comprising:- low flush WC, sink with vanity unit, bidet, panelled bath, shower cubicle, fitted carpets, radiator and extractor fan.

GARAGE- 18'2 (5.55m) x 19'10 (6.07m)
Double garage with up and over door, pedestrian door to either side and windows, power and lighting.

GARDEN
A simply stunning wrap around garden which is perfect for keen gardeners and enjoys the sun all day long. The majority of it is laid with lawn with separate patio area to the immediate rear which housed the oil tank. The garden benefits from privacy and has planted flower and shrubs throughout with hedging.

PARKING
Access to the property is down a private gravelled driveway which takes you to the front of the property providing ample space for multiple cars.