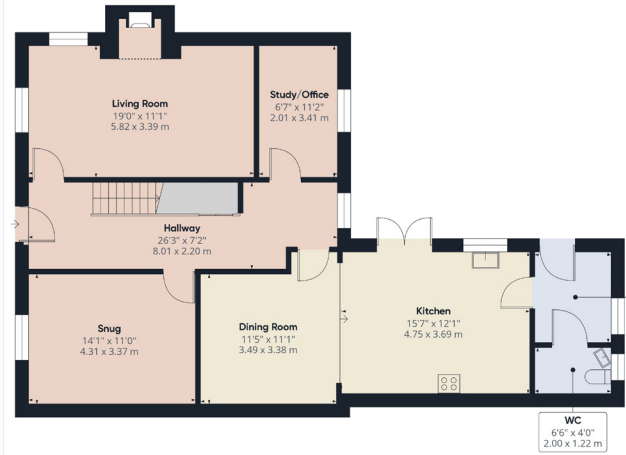




Approximate total area*
104.38 sq ft
97.12 sq m

(1) Excluding balconies and terraces

Reduced footprint

Below 5 sq ft 0.3 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.

DISPATCH

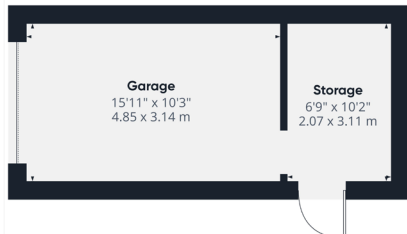


Approximate total area*
91.2 sq ft
84.81 sq m

(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 are based on RICS IPMS 3C standard.

DISPATCH



Approximate total area*
91.2 sq ft
84.81 sq m

(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 are based on RICS IPMS 3C standard.

DISPATCH

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



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
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.



Offers Over
£400,000

Rowangarth, Foston Lane,
North Frodingham, YO25 8JZ



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Rowangarth, Foston Lane, North Frodingham, YO25 8JZ

DESCRIPTION
Occupying a brilliant corner plot, Rowangarth is a truly remarkable four double bedroom detached home. This striking property offers a rare combination of seclusion, space and contemporary design throughout making it an ideal choice for those seeking comfortable living or family-oriented village lifestyle. Providing timeless decor as well as high quality fixtures and fittings throughout, it offers a spacious and versatile arrangement of accommodation which extends to almost 2000 sq ft and enjoys an abundance of natural light throughout. To fully appreciate the high quality presentation throughout, we fully recommend internal viewings.

The property briefly comprises:- entrance hall, lounge, snug, study, open plan kitchen/dining area, utility room and WC. To the first floor landing has a primary bedroom with en-suite, three additional double bedrooms, family bathroom, rear garden with detached garage and 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.

THE ACCOMMODATION COMPRISES:
ENTRANCE HALL- 26'3 (8.01m) x 7'2 (2.20m)
A spacious and inviting entrance with door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

LOUNGE- 19'0 (5.82m) x 11'1 (3.39m)
A cosy yet sizable living area with sash windows to the front and side aspect, coving, ingle nook style fireplace with log burning stove with exposed brick and mantle piece, fitted carpets, radiator, TV point and power points.

SNUG- 14'1 (4.31m) x 11'0 (3.37m)
Currently used as a snug with sash window to the front aspect, coving, laminated flooring, radiator, TV point and power points.

STUDY- 6'7 (2.01m) x 11'2 (3.41m)
Another versatile reception room with sash window to the rear aspect, coving, fitted carpets, radiator and power points.

KITCHEN/DINING AREA- 15'7 (4.75m) x 12'1 (3.69m)
Generously proportioned and benefitting from French doors and sash window to the side aspect, inset spotlights, coving, tiled splash back, a range of wall and base units with breakfast bar and butchers block island, inset Belfast sink with mixer tap and pull down hose, space for fridge, plumbing for washing machine, Rangemaster oven with gas hob, extractor hood, laminated floor to the kitchen and fitted carpet to the dining area, radiators and power points.

UTILITY ROOM- 6'6 (2.00m) x 7'10 (2.40m)
Door to the side aspect, window to the rear aspect, worktop with space underneath for dryer and plumbing for washing machine, space for fridge/freezer, vinyl flooring, radiator, power points and extractor fan.

WC- 6'6 (2.00m) x 4'0 (1.22m)
Opaque window to the rear aspect, inset spotlights, wall mounted gas boiler, low flush WC, wall mounted sink with tiled splash back, vinyl flooring, radiator and extractor fan. There is also access into some loft space.

FIRST FLOOR LANDING- 26'9 (8.16m) x 7'1 (2.17m)
Extremely spacious landing with sash window to the front and rear aspect, fitted carpets, radiator and power points. There is also access to the loft which is boarded

out with loft ladder and lighting.

BEDROOM ONE- 15'4 (4.70m) x 11'11 (3.63m)
A stunning primary bedroom of ample with with dual sash windows to the side aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'7 (1.41m) x 8'6 (2.59m)
Modern en-suite with opaque window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal, tiled splash back and mixer tap, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 12'9 (3.90m) x 11'1 (3.39m)
Double bedroom with sash windows to the front and side aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 12'10 (3.93m) x 11'1 (3.38m)
Double bedroom with sash windows to the front and side aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 12'9 (3.91m) x 11'1 (3.40m)
A forth double bedroom with sash windows to the side and rear aspect, fitted carpets, radiator and power points.

BATHROOM- 7'10 (2.40m) x 11'0 (3.37m)
A spacious and contemporary family bathroom with opaque window to the side aspect, partially panelled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, free standing bath, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

GARDEN
East facing garden which is partially lawned, two separate cobbled seating areas one with pergola, raised beds, timber fencing ensuring a fully secure garden with double gates to the side.

DETACHED GARAGE- 15'1 (4.85m) x 10'3 (3.14m)/6'9 (2.07m) x 10'2 (3.11m)
Up and over door with power and lighting. There is also an additional storage space to the rear which has side pedestrian door, a range of base units with worktop, power and lighting.

PARKING
Gated off street parking for multiple cars.

