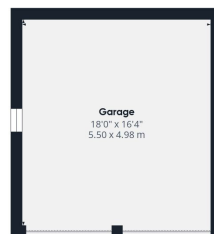
Approximate total area⁽¹⁾

1610 ft²
149.6 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Asking Price
£390,000

**South Wold, Church Lane,
Rudston, YO25 4UY**



SERVICES

Mains gas, 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 'D'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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



South Wold, Church Lane, Rudston, YO25 4UY

Proudly brought to the market, South Wold is a one of a kind bungalow situated in the popular village of Rudston, positioned on a fabulous corner plot. Internally, the property has been tastefully upgraded with high quality fixtures and fittings and a fully re-designed layout to provide a more suitable and seamless flow throughout. The main focal point of the property is the open plan kitchen/living area which is great for socialising with the added addition of a beautiful sunroom with French doors out to the garden. The extensive wrap around gardens is another exceptional part of the bungalow and is private from all aspect. We highly recommend viewings to experience the full extent of what this home has to offer.

The property briefly comprises:- entrance hall, living room, open plan kitchen/dining/lounge, sunroom, hallway leading to three double bedrooms, one with en-suite and dressing room, family bathroom, garden, double garage and 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 Gypsy Race (an intermittent stream) runs through the village, which lies in the Great Wold Valley. The Rudston Monolith stands in the Rudston Parish Church of All Saints. At over 25 feet tall, it is the tallest standing stone in England, and gave the village its name.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 14'4 (4.39m) x 5'4 (1.65m)

An inviting entrance hall with door and window to the front aspect, coving, two built in storage cupboards, laminated flooring, vertical anthracite radiator and power points.

LIVING ROOM- 12'1 (3.70m) x 18'2 (5.54m)

Formal living space with window to the front aspect, French doors to the rear aspect, coving, electric log burner fire with tile surround and hearth, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING/LOUNGE AREA- 22'8 (6.91m) x 13'6 (4.14m)

Window to the rear aspect, French doors to the rear leading into the sun room, coving, cupboard housing the gas boiler, tiled splash back, a range of wall and base units with island, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher and washing machine, Rangemaster oven with hob, extractor hood, laminated flooring and power points. To the living/dining area is a dado rail, laminated flooring, vertical anthracite radiators, TV point and power points.

SUNROOM- 9'11 (3.03m) x 12'2 (3.72m)

Beautiful addition to the property enjoying views over the garden with French doors to the side aspect, windows to rear and side aspect, fitted carpets and power points.

BATHROOM- 7'10 (2.40m) x 8'6 (2.61m)

Neutral and modern family bathroom with opaque window to the rear aspect, inset spotlights, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, free standing bath, vinyl flooring, vertical anthracite radiator and extractor fan.

HALLWAY- 3'5 (1.04m) x 22'6 (6.88m)

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

BEDROOM ONE- 9'11 (3.03m) x 11'10 (3.61m)

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

EN-SUITE- 4'10 (1.48m) x 5'1 (1.55m)

Inset spotlights, panelled wet walling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, vinyl flooring, radiator and extractor fan.

DRESSING ROOM- 5'0 (1.53m) x 6'7 (2.01m)

Vinyl floor tiles and power points.

BEDROOM TWO- 11'7 (3.54m) x 11'9 (3.60m)

Another double bedroom with free standing wardrobes, window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 11'6 (3.54m) x 9'11 (3.03m)

A third double bedroom with free standing wardrobes, window to the rear aspect, laminated flooring, radiator and power points.

GARDEN

Stunning wrap around garden which is predominantley South facing and very well maintained throughout. The majority of the garden is mainly laid with lawn with decking area to the immediate rear for relaxing or entertaining. To the back of the garden is an additional sun trap which is laid with more decking and gravelled area to the side aspect. The garden benefits from planted trees, flowers and shrubs with gated side access to an extra portion of garden which is houses a garden shed and a secret garden with seating area which leads to the front of the property.

DOUBLE GARAGE- 18'0 (5.50m) x 16'4 (4.98m)

Up and over doors with power and lighting.

PARKING

An extensive frontage which is gated with off street parking for multiple cars.

