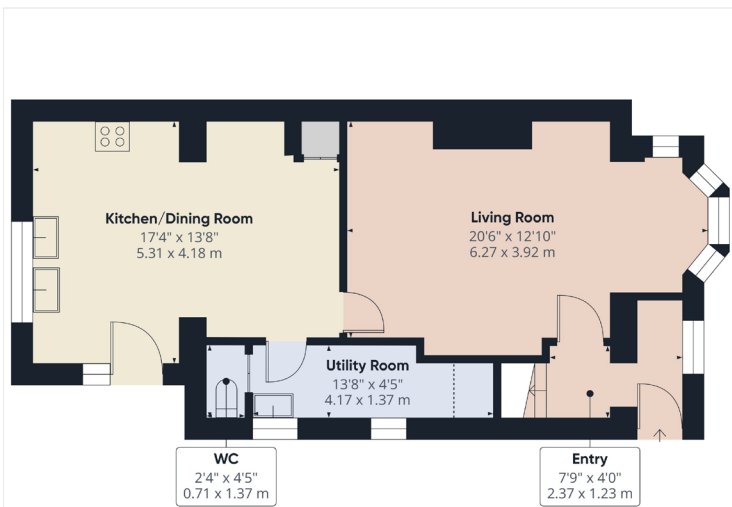




Approximate total area*
565 ft²
52.5 m²

Reduced headroom
6 ft
0.6 m

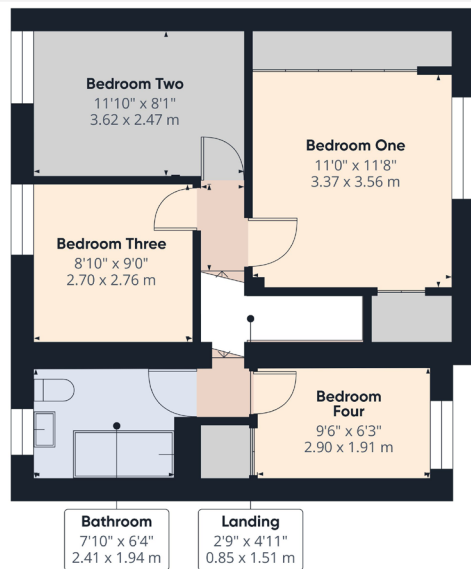
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 1.5 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.

GRAFI 360



Approximate total area*
494 ft²
45.8 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.

GRAFI 360



Approximate total area*
114 ft²
10.6 m²

Reduced headroom
6 ft
0.6 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.

GRAFI 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 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 'A'.

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
£230,000

6 Wold View,
Fridaythorpe, YO25 9RY



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

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Dee Atkinson & Harrison



6 Wold View, Fridaythorpe, YO25 9RY

A brilliant opportunity to purchase a property which oozes potential and spacious accommodation throughout, 6 Wold View has been extended and modified over the years to create a four bedroom semi-detached home. It provides a blank canvas for any potential buyer to move in and adapt it to suit their needs. Boasting countryside views to both the front and rear aspect, the house enjoys a delightful setting with great size plot.

The property briefly comprises:- entrance hall, lounge, kitchen/diner, utility room, WC, first floor landing, four good size bedrooms, bathroom, attic room, rear garden, garage, conservatory, car port and off street parking.

LOCATION

Fridaythorpe is located in the East Riding of Yorkshire, on the A166 between Driffield and York. Located half way along The Yorkshire Wolds Way (set at the highest point) which offers spectacular views on a clear day, is a lovely village location within easy reach of Driffield, Pocklington, Malton and York. Local amenities include a public house, petrol station and public transport links.



THE ACCOMMODATION COMPRISES: ENTRANCE HALL

Door to the side aspect, window to the front aspect, partially panelled walls, stairs leading to the first floor landing, laminated flooring, radiator and power points.

LOUNGE- 20'6 (6.27m) x 12'10 (3.92m)

Bay window to the front aspect, coving, open fireplace with hearth, surround and mantle piece, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 17'4 (5.31m) x 13'8 (4.18m)

Open plan spacious kitchen/diner with door to the side aspect, window to the rear aspect, built in cupboard, tiled splash back, a range of wall and base units, built in wine rack, double belfast sink, integrated fridge, plumbing for dishwasher, electric oven and hob, extractor hood, tiled flooring, radiator and power points.

UTILITY ROOM- 13'8 (4.17m) x 4'5 (1.37m)

Windows to the side aspect, oil fired boiler, a range of base units and worktop space, Belfast sink, plumbing and space for washing machine and additional white goods, tiled flooring and power points.

WC- 2'4 (0.71m) x 4'5 (1.37m)

Low flush WC, heated towel rail and tiled flooring,

FIRST FLOOR LANDING

Partially panelled walls and fitted carpets.

BEDROOM ONE- 11'0 (3.37m) x 11'8 (3.56m)

Double bedroom with window to the front aspect, fitted wardrobes, built in cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 11'10 (3.62m) x 8'1 (2.47m)

Window to the rear aspect, fitted carpets, radiator and power points. There is also access to the attic which leads to an additional bedroom.

BEDROOM THREE- 8'10 (2.70m) x 9'0 (2.76m)

Window to the rear aspect, picture rail, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'6 (2.90m) x 6'3 (1.91m)

Window to the front aspect, built in wardrobe and storage space, fitted carpets, radiator and power points.

BATHROOM- 7'10 (2.41m) x 6'4 (1.94m)

Great size family bathroom with opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and additional storage space, 'P' shaped bath with over head shower and glass shower screen, tiled flooring, heated towel rail and extractor fan.

ATTIC ROOM- 11'4 (3.48m) x 12'3 (3.73m)

Pull down stairs leading up to this attic space for the second bedroom and also benefits from Velux window, access to the eaves, fitted carpets and power points.

GARDEN

West facing garden which is split into two sections. To the immediate rear of the property is a area which is mainly laid with lawn, patio area housing the oil tank and planted hedging. The rear section of the garden houses two dog kennels and large storage shed. There is gated access to the side of the property leading to a car port and the driveway.

GARAGE- 22'4 (6.81m) x 9'8 (2.95m)

Up and over door, side pedestrian door, power and lighting.

CONSERVATORY- 10'3 (3.15m) x 8'2 (2.51m)

Fitted to the rear of the garage is a conservatory/ sun room which has French doors to the side aspect, windows to all three sides, tiled flooring and power points.

PARKING

Pebbled off street parking for two/three cars. There is also a car port area.