



**Offers Over £360,000**

**Autumn Lodge, Church Lane, Rudston, YO25 4UY**

**SERVICES**  
Gas central heating with combi boiler, septic tank, mains electric and water.

**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'.

**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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**Dee Atkinson & Harrison**



# Autumn Lodge, Church Lane, Rudston, YO25 4UY

A chance to own a piece of history, Autumn Lodge dating back to the 19th Century, is a beautifully presented and well established three bedroom detached home. Over the years the current owners have modified and upgraded throughout to turn into a stunning home which has been very well loved. Nestled in a peaceful village location, the property boasts three good size reception rooms with an abundance of space throughout as well as the added bonus of countryside views to the front and rear aspect. Combining historic character with warmth and practicality of a modern home, we highly recommend viewings to full appreciate what the property has to offer.

The property briefly comprises:- entrance hall, large lounge area, kitchen, dining room, stairs leading to a bathroom which then go onto three good size bedrooms, sun room, downstairs shower room, storage cupboard, garden, out building with water and power supply, shed, side access, garage and off street parking.

## LOCATION

The pretty village of Rudston lies in the Gypsy Race Valley on the B1253 Malton to Bridlington road. The village is easily accessible to the market towns of Malton, Bridlington and Driffield.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

Door to the front aspect, coving, stairs to the first floor landing, understairs cupboard, radiator, telephone point and power points.

### LOUNGE- 16’3 (4.96m) x 12’0 (3.67m)

Large window to the front aspect, coving, gas fire with hearth, radiator, TV point and power points.

### KITCHEN- 8’5 (2.57m) x 11’9 (3.59m)

Window to the side aspect, coving, a range of wall and base units, tiled walls, sink with drainer unit, integrated fridge/freezer, integrated microwave, plumbing and space for dishwasher, electric hob, electric oven, extractor fan, tiled flooring, radiator and power points.

### DINING ROOM- 11’6 (3.52m) x 12’1 (3.69m)

Window to the rear and side aspect, coving, radiator, TV point and power points.

### CONSERVATORY- 9’4 (2.86m) x 16’4 (5.00m)

Window to the side and rear aspect, door to the rear aspect, tiled flooring, radiator, TV point and power points.

### DOWNSTAIRS SHOWER ROOM- 6’2 (1.90m) x 5’1 (1.56m)

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle with electric shower, laminated flooring and heated towel rail.

### UTILITY ROOM

Boiler, plumbed for washing machine, space for fridge/freezer, tiled flooring and power points.

### FIRST FLOOR LANDING

Power points and storage cupboard with lighting.

### BEDROOM ONE- 11’11 (3.65m) x 11’2 (3.42m)

Window to the front aspect, built in storage cupboards, radiator and power points.

### BEDROOM TWO- 9’9 (2.97m) x 11’11 (3.65m)

Window to the rear and side aspect, coving, built in storage cupboard, radiator and power points.

### BEDROOM THREE- 8’5 (2.58m) x 11’9 (3.60m)

Window to the rear, coving, radiator and power points.

### BATHROOM- 9’6 (2.91m) x 3’6 (1.09m)

Window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- panelled bath with shower attachment, sink with pedestal, low flush WC, laminated flooring and radiator.

### GARDEN

South-West facing garden which is mainly patio, gravelled area, flower bed borders, outbuilding, outside shed with power point, outside water tap, side access and stunning countryside views.

### STORAGE- 11’11 (3.66m) x 5’3 (1.60m)

Versatile room which could be used as storage or home office/study with door to the side aspect and windows leading out to the garden, electric shower, sink with drainer unit, tiled flooring, lighting and power points.

### GARAGE

Up and over door.

### PARKING

Gravelled off street parking for multiple cars.