



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		



**Asking Price
£200,000**

**5 Eastfield Close,
North Frodingham, YO25 8ND**

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 'B'.

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.





5 Eastfield Close, North Frodingham, YO25 8ND

DESCRIPTION

Set in a peaceful cul-de-sac location with stunning countryside views to the front aspect, 5 Eastfield Close is a well-maintained three bedroom semi-detached home. The property offers excellent opportunity for a variety of potential buyers whether you are downsizing or wanting to get onto the property ladder. Featuring private gardens and spacious accommodation throughout, it still offers plenty of potential to personalise and make it your own. The property briefly comprises:- entrance porch, entrance hall, WC, open plan living/dining area with conservatory, kitchen and utility space, first floor landing with three bedrooms, family bathroom, rear garden, detached garage with additional storage 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 Driffield. 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, active village hall, mechanic 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 PORCH- 3'3 (0.99m) x 2'0 (0.61m)

Door to the front aspect and door leading into the property.

ENTRANCE HALL- 3'7 (1.09m) x 13'9 (4.21m)

Door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

WC- 2'5 (0.76m) x 5'10 (1.78m)

Opaque window to the front aspect, partially tiled walls, low flush WC, sink with vanity unit and mixer tap, tiled flooring and heated towel rail.

OPEN PLAN LOUNGE/DINING AREA- 13'9 (4.19m) x 10'1 (3.10m)/11'2 (3.41m) x 7'10 (2.40m)

Window to the front aspect, sliding doors to the rear, coving, open fireplace with cast iron surround, mantle piece and terracotta tiled hearth, fitted carpets, radiators, TV point and power points.

CONSERVATORY- 8'8 (2.65m) x 6'6 (1.99m)

Door and window to the rear aspect, laminated flooring and power points.

KITCHEN/UTILITY ROOM- 9'9 (2.98m) x 9'9 (2.97m)

Bright and light kitchen/utility with door and window to the rear, tiled splash back, wall mounted gas boiler, a range of wall and base units, sink with drainer unit, space for fridge/freezer, built in eye-level double oven, electric hob, plumbing for washing machine, space for dryer, laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING- 6'7 (2.01m) x 11'0 (3.36m)

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

BEDROOM ONE- 11'1 (3.38m) x 13'2 (4.03m)

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

BEDROOM TWO- 10'11 (3.33m) x 10'3 (3.13m)

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

BEDROOM THREE- 6'8 (2.04m) x 6'9 (2.07m)

Window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 6'7 (2.03m) x 5'4 (1.63m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower and separate shower attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN

Spacious West facing garden which is mainly laid with lawn, patio area to the immediate rear, planted flower and shrubs, timber fencing with gated side access.

GARAGE- 9'0 (2.76m) x 18'1 (5.52m)/8'10 (2.69m) x 7'6 (2.30m)

Up and over door, side pedestrian door, power and lighting. There is also an added part to the garage at the rear which is ideal for storage and has side pedestrian door and lighting.

PARKING

Off street parking for two cars.