



62, Main Street
North Frodingham, Driffield, East Yorkshire YO25 8LG
Offers over £240,000

WP WOOLLEY
& PARKS

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EXTENDED FAMILY HOME ENJOYING A GENEROUS GARDEN

This four bedroom end terrace home has been extended, updated and improved by the current owners to a fantastic condition and has been transformed into a wonderful family home! Situated within the popular village of North Frodingham, this home offers much more than a passing glance would initially suggest! Internal accommodation itself briefly comprises Entrance Hall, WC, Study, Lounge, Kitchen / Dining Room and Sun Room to Ground Floor. The First floor boasts Landing, Master Bedroom with En-Suite, Second Double Bedroom, Third Bedroom, Fourth Bedroom and Family Bathroom. Externally there is ample parking, detached single garage and a large, well established rear garden! We highly recommend viewing this property to fully appreciate the true size and quality on offer!

Entrance Hall

With double glazed external door to side elevation, radiator and laminate flooring.

WC 4'05 x 3'06 (1.35m x 1.07m)

With fully tiled walls, double glazed window to side elevation, low flush WC, wall mounted wash basin, tiled flooring and radiator.

Study 7'10 x 11'02 (2.39m x 3.40m)

A generous study with built in storage, radiator, double glazed window to front elevation and laminate flooring.

Lounge 12'10 x 11'08 (3.91m x 3.56m)

With double glazed window to front elevation, gas fire with wooden surround, television point, radiator and laminate flooring.

Kitchen / Dining Room 21'06 x 14'09 (6.55m x 4.50m)

A fantastic space with a range of wall and base units, roll top work surfaces, stainless steel sink, tiled splash backs, plumbing for free standing appliances, five ring gas hob, single electric oven, extractor hood. breakfast bar, radiators, exposed ceiling beams, laminate flooring and double glazed window to side elevation.

Sun Room 14'00 x 13'08 (4.27m x 4.17m)

A wonderful extension to the property with double glazed French doors to rear elevation, two double glazed windows to side and four Velux windows, log burning stove, television point and tiled flooring.

Landing

With exposed floorboards, airing cupboard and radiator.

Master Bedroom 12'09 x 11'10 (3.89m x 3.61m)

A generous master bedroom with double

glazed window to front elevation, fitted wardrobes, television point, radiator and exposed floorboards.

En-Suite 7'08 x 4'08 (2.34m x 1.42m)

A modern en-suite with double shower unit and mains shower over, low flush WC, pedestal wash basin, radiator, exposed floorboards, fully tiled walls and double glazed window to front elevation.

Bedroom Two 9'06 x 8'05 (2.90m x 2.57m)

A second double bedroom with double glazed window and Velux window to rear elevation, television point, radiator and exposed floorboards.

Bedroom Three 9'06 x 7'08 (2.90m x 2.34m)

With double glazed window to front elevation, built in storage cupboard, radiator and exposed floorboards.

Bedroom Four 11'06 x 6'10 (3.51m x 2.08m)

With double glazed window and Velux window to rear elevations, radiator and exposed floorboards.

Bathroom 6'11 x 6'09 (2.11m x 2.06m)

With corner bath and electric shower over, low flush WC, pedestal wash basin, exposed floorboards, radiator, fully tiled walls and Velux window.

Garage

With double hung garage doors, power and light.

External

A vast plot measuring approximately 0.17 acres! The garden boasts a patio area, garden sheds, fruit trees, mature shrubbery, lawn and decorative borders. There is also ample off street parking provided on the drive to the side.

Access

The neighbouring property has pedestrian access across the rear garden and down the drive. Please ask the office for further details.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



