



11 Low Farm Close
North Frodingham
YO25 8NY

ASKING PRICE OF

£395,000

5 Bedroom Detached House

■ **Ulliyotts** ■
EST 1891

01377 253456



Kitchen



5



2



4



Double
Garage



Gas Central Heating

11 Low Farm Close, North Frodingham, YO25 8NY

At in excess of 2100 ft² of accommodation, one word perfectly sums up this superb detached home. **SPACE.**

This is simply an ideal home for the growing family and offers two large reception rooms plus, focal point of an exceptionally spacious breakfast kitchen, this being the perfect place for congregating and entertaining. Comprising five bedrooms, three of which benefit from en-suite shower rooms whilst there is also an exceptionally spacious bathroom with corner Jacuzzi bath.

This property will not disappoint as it provides generous off-street parking by way of a forecourt and additional parking to the side. In addition, there is a double integrated garage.

The property is located on a good-sized plot which affords a generous garden to the side and rear, seldom found with many similar modern homes.

NORTH FRODINGHAM

The B1249 passes through the village with its main street lined with houses, cottages and public house. The village cross is located at the junction of the road to Brandesburton and outside the attractive village school is the war memorial.

Just outside North Frodingham is the Church of St Elgin which, though restored in the 19th Century, has its original Norman font.



Entrance Hall



WC



Lounge



Snug

Accommodation

ENTRANCE HALL

A superb welcoming entrance with straight flight staircase leading off to the first floor. Radiator.

CLOAKROOM / INNER LOBBY

Extremely useful cloakroom area with plenty of additional space.

WC

With low level WC and wash basin. Radiator.

LOUNGE

23' 5" x 12' 11" (7.15m x 3.94m)

An extremely spacious 'through' room, well lit by numerous windows to the front, side and rear.

Decorative ceiling cornice, inset fireplace with feature fire in situ. Radiators.

DINING ROOM/SNUG

12' 0" x 9' 6" (3.68m x 2.92m)

An especially attractive additional reception room with multiple uses and front facing aspect. Radiator and coved ceiling.

KITCHEN

22' 2" x 17' 0" (6.78m x 5.2m)

Immediately impressive hub of the property, the perfect place to congregate either as a family or whilst entertaining. The kitchen is fitted along two walls with a wealth of modern kitchen units including base and wall mounted cupboards incorporating integrated appliances.

Freestanding island area with integrated hob and extractor hood over. Inset ceiling lighting and radiator.

UTILITY

9' 5" x 5' 10" (2.89m x 1.79m)

With inset stainless steel sink and base cupboard beneath, space and plumbing for an automatic washing machine and space plus facility for a dryer. Personal door leading into the double garage. Coved ceiling.

FIRST FLOOR

MASTER BEDROOM

16' 6" x 13' 1" (5.03m x 4.01m)

A very substantial master bedroom with front facing window, walk in wardrobe, radiator and coved ceiling. Plenty of space to



Kitchen



Utility Room



Bedroom 1

accommodate a large bed and also additional furniture, if required.

EN SUITE

With walk in shower having a glass side screen and return, low level WC and vanity style wash basin. Radiator.

GUEST BEDROOM 2

17' 3" x 14' 6" (5.28m x 4.42m)

Having sloping ceilings and side facing window. Radiator

EN SUITE

With shower and vanity style wash basin. Radiator.

BEDROOM 3

14' 0" x 9' 9" (4.27m x 2.99m)

With front facing window and radiator

EN SUITE

With shower enclosure and vanity wash basin plus low level WC.

BEDROOM 4

11' 3" x 9' 9" (3.44m x 2.98m)

With rear facing window and radiator.



En-suite

BEDROOM 5

10' 11" x 9' 9" (3.35m x 2.98m)

With rear facing window, radiator and built in wardrobe.

HOUSE BATHROOM

A very extensive room with feature Jacuzzi style bath, low level WC and vanity wash basin. Fully tiled walls, recessed ceiling lighting.

OUTSIDE

The property is located in the corner of this modern development, set back from the road behind a block paved front forecourt which provides vehicle parking and also extends to the side of the property again, providing vehicle parking.

There is an Integral garage with electric lighting connected and personal door leading directly into the house.

To the rear of the property is an extensive garden which is predominantly laid to lawn and has mature boundaries.

The garden also extends to the side of the property making this a great family orientated home!



Bedroom 2



En-suite



Bedroom 3



Bedroom 4

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 2,120 square feet.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property

and will not take into account any improvements made since it was carried out.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulyyotts.
Regulated by RICS



Bedroom 5



Bathroom





The stated EPC floor area, (which may exclude conservatories),
is approximately 197 sq m

Ground Floor



First Floor





11 Low Farm Close, North
Frodingham, Driffield, YO25 8NY

Chris Newland
Motor Engineer

The Blue Post Inn

M Sowe
Garage

B1249

Main Street

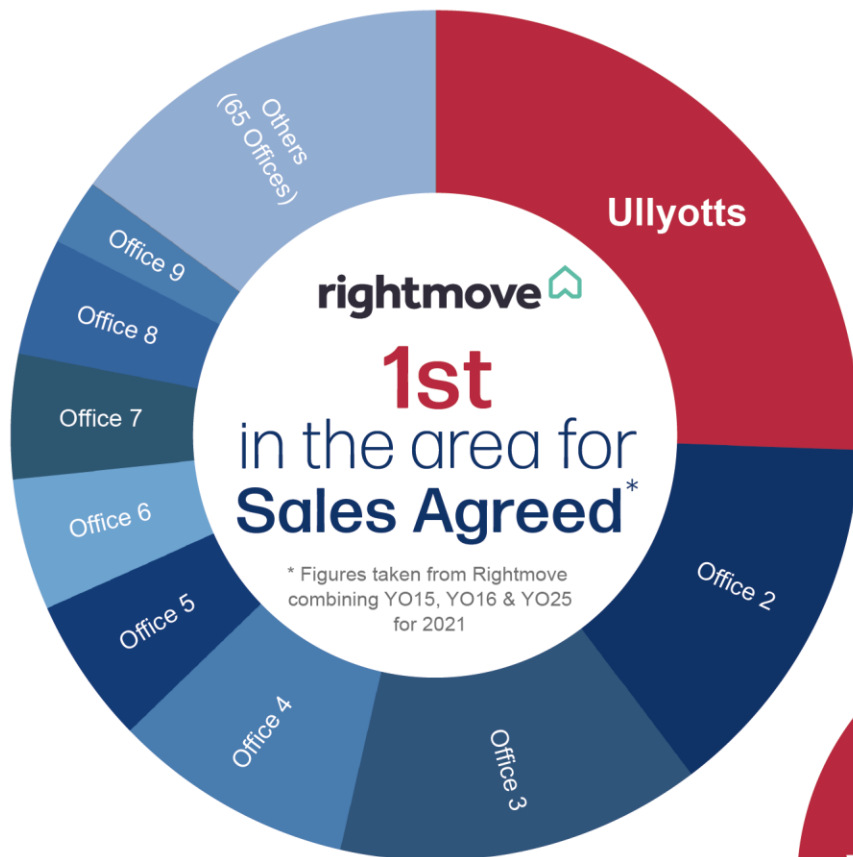
S Townside Road

S Townside Road

Glenville Close

S Townside Road

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**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
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Don't just take our word for it...See the above Rightmove pie chart.
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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

■ Ulllyotts ■

EST 1891



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