



8 Foston Lane  
North Frodingham  
YO25 8JZ

ASKING PRICE OF

**£400,000**

4/5 Bedroom Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Twin garage and generous off-street parking and workshop



4



3



2



Off Road  
Parking



Gas Central Heating

## 8 Foston Lane, North Frodingham, YO25 8JZ

**A fabulous detached home set within a quiet rural village position enjoying delightful private gardens.** This is a property which has been meticulously improved by the vendors and now represents a superb all-round home which could appeal to many different types of buyers with its versatile range of accommodation which includes 4/5 bedrooms arranged over two floors and 2/3 reception rooms.

Attention to detail has been paramount with the upgrading of this home and its features are by far too many to mention though those of note include a log burning stove within the lounge, stunning fitted kitchen and, to boost its eco-credentials, solar PV which provides a proportion of the electricity demand.

Externally, gardens are extensive and predominantly laid to lawn providing a canvas to create a more formal garden or simply enjoy the space and greenery.

**Those with a requirement for off-street parking and outbuildings will not be disappointed as this property comes with twin garage as well as generous off-street parking and workshop.**

### **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



Lounge



Dining Room



Kitchen

## Accommodation

**ENTRANCE HALL** A very inviting spacious Entrance Hall with feature inset ceiling spotlights and limestone tiled flooring featuring underfloor heating. Built-in under stairs storage cupboard.

### LOUNGE

14' 9" x 12' 11" (4.51m x 3.94m)

A beautifully appointed front facing room with its feature being a log burning stove. There is a front facing window. Underfloor heating.

### DINING ROOM

14' 9" x 12' 11" (4.51m x 3.94m)

With feature wooden flooring having underfloor heating and window to the side elevation.

### KITCHEN

23' 8" x 16' 2" (7.23m x 4.94m)

A room which is often the main heart of the home and, what a heart this is! Having magnetic sliding doors opening out onto the rear garden this really is an ideal space for entertainment. Two glazed windows to the side elevation and ceiling spotlights. Limestone tiled flooring with underfloor heating. Extensive range of fitted kitchen units including base cupboards with worktops over in oak and wall mounted cupboards to match. Central island area with granite work

surface and breakfast area. Integrated appliances include dishwasher, microwave, Range Master oven and American-style fridge freezer, fridge and wine cooler. One and a half bowl ceramic sink with instant boiling water tap.

### UTILITY

7' 1" x 4' 8" (2.16m x 1.44m)

Window to the side elevation and external door to the rear. Plumbing for automatic washing machine and space for a dryer.

### BEDROOM 3

13' 9" x 11' 10" (4.21m x 3.63m)

A spacious double bedroom with window to the front elevation. Wooden flooring with underfloor heating

### BEDROOM 4

15' 10" x 9' 0" (4.83m x 2.75m)

Double bedroom with window to the rear elevation and underfloor heating.

### BEDROOM 5/STUDY

10' 10" x 9' 6" (3.31m x 2.91m)

A good sized room with underfloor heating.



Kitchen



Bathroom



Bedroom



Bedroom

## BATHROOM

10' 10" x 8' 3" (3.31m x 2.53m)

With contemporary suite comprising walk-in shower having a dual showerhead, bath with shower attachment over wash basin set within a vanity unit and low-level WC. Heated towel rail.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

16' 3" x 12' 0" (4.96m x 3.68m)

With sloping ceilings and rear facing window. Double panelled radiator.

### EN-SUITE

With three piece suite in white comprising bath with pull-out showerhead, wash basin set within a vanity unit and low-level WC. Recessed shelving and heated towel rail.

### BEDROOM 2

16' 11" x 10' 7" (5.18m x 3.25m)

With sloping ceilings and double radiator.

## OUTSIDE

The property stands on a good-sized plot with extensive gardens, particularly to the rear of the property, which is mainly lawned with hedged boundary. To the front of the property is an extensive range of hardstanding with parking for multiple vehicles. This area also gives access to the garage.

## GARAGE

With twin doors, electric power and lighting connected plus full height door to the rear allowing vehicles to go completely through.

## OUTBUILDING/WORKSHOP

Brick and tile construction, this is a super workshop with electric power and lighting connected and offers scope for a variety of uses.

## SOLAR PV

This property benefits from an installed solar PV system. This will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff'.

Further information may be available upon request.





Bedroom/Study



Bedroom



Bedroom



Bathroom

**FLOOR AREA** From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

**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 C.

**ENERGY PERFORMANCE CERTIFICATE** The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed).

**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



Outside

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?

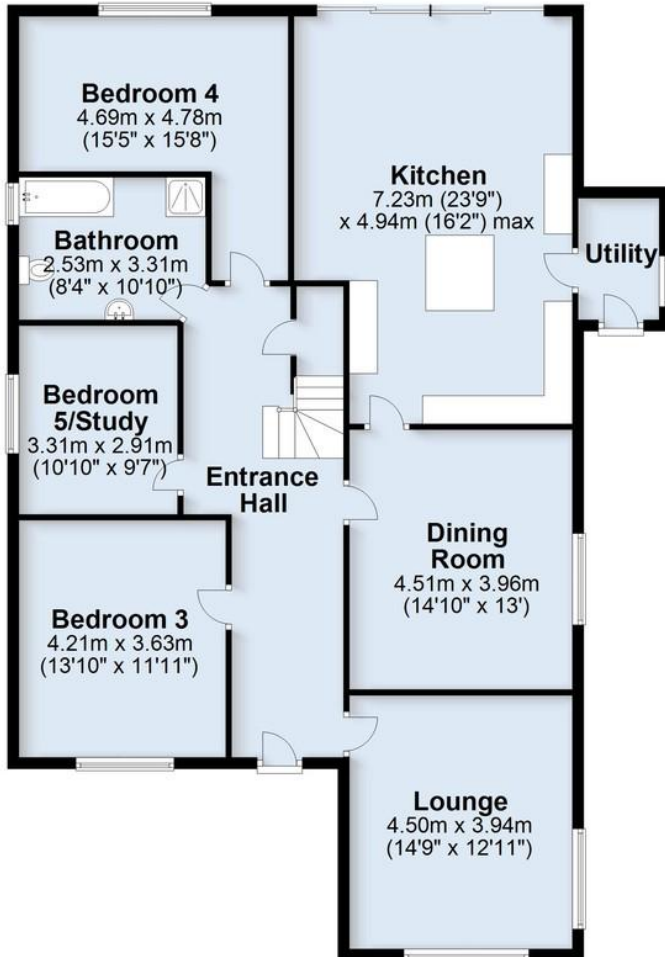
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### VIEWING

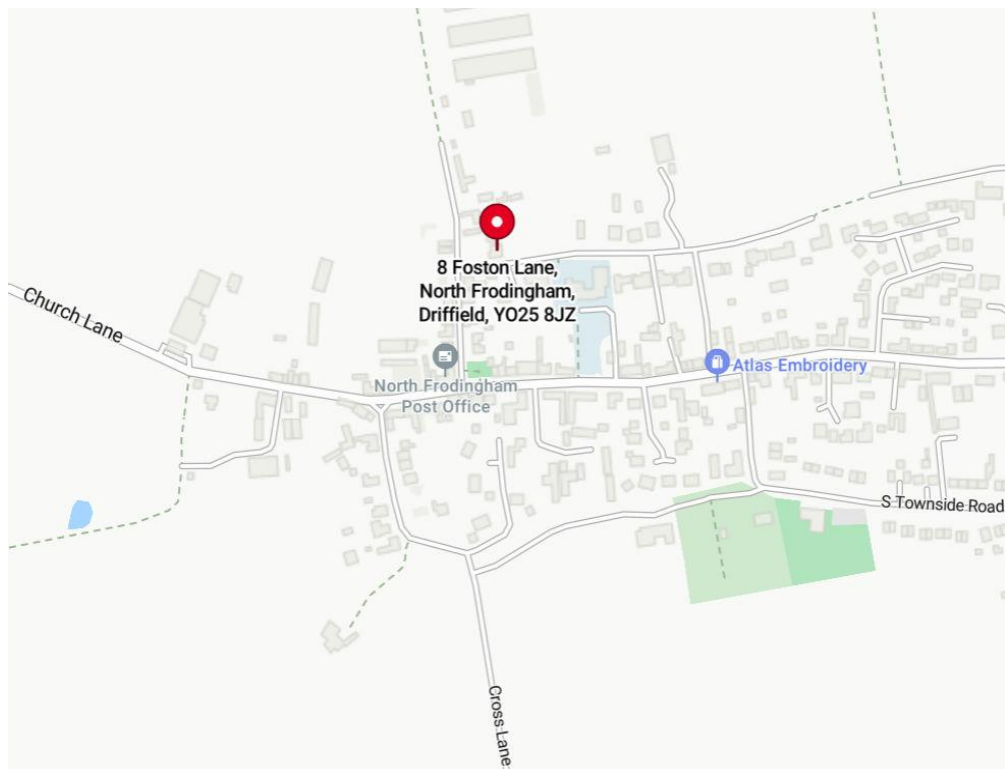
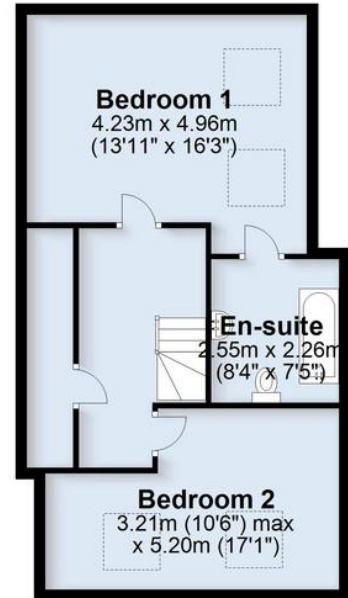
Strictly by appointment with Ulyyotts.  
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

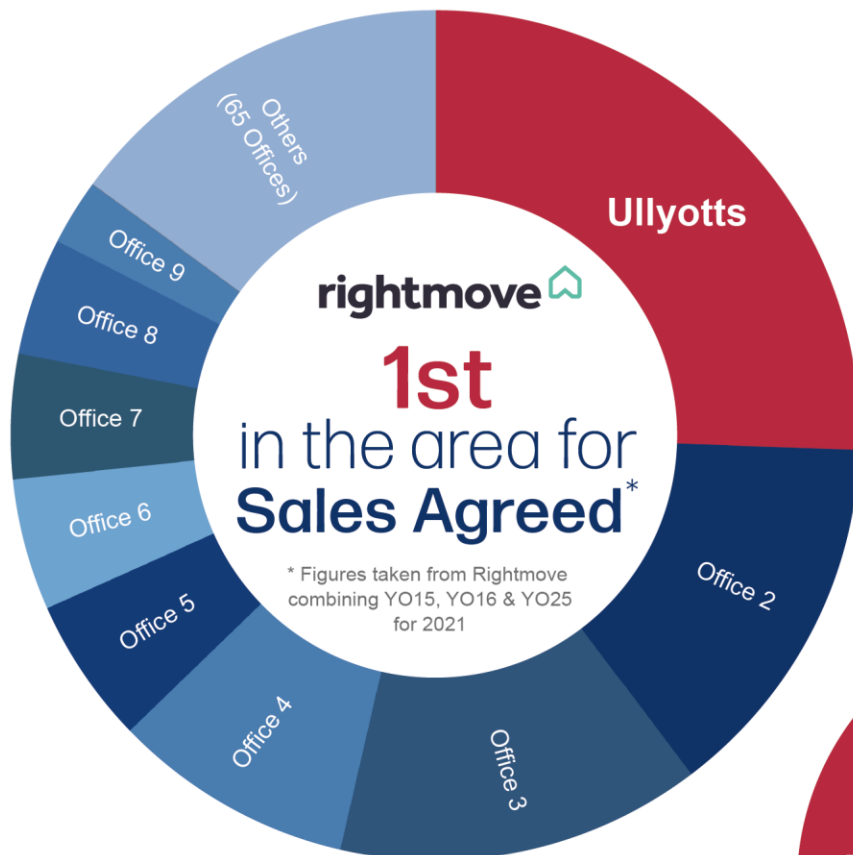
### Ground Floor



### First Floor



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