



North View

North Townside Road

North Frodingham, YO25 8LB

OFFERS IN THE REGION OF

£350,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



4



2



2



Off Road
Parking



Gas Central Heating

North View, North Townside Road, North Frodingham, YO25 8LB

A high specification modern home standing on a good plot within a quiet setting within this popular village. Benefitting from generous off-street parking to the front in addition to a single integrated garage. This house is packed with modern features including underfloor central heating, triple glazed windows, solar PV and quality fixtures and fittings in the kitchen, bathroom and en-suites.

The accommodation on offer includes charming front facing lounge with feature fireplace housing a log burning stove, entrance hall with open staircase leading off and high-gloss tiled floor, day room/breakfast kitchen including quality fitted units and Corian fitted worktop. Separate utility room and cloakroom with WC. The master bedroom includes wardrobe area featuring sliding doors plus good-sized well fitted en-suite. In addition, there are three further bedrooms and house bathroom.

To the rear of the property is an enclosed garden which can be directly accessed from the dayroom via French doors, the garden itself being predominantly laid to lawn whilst also having an attractive raised composite deck.

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



Cloakroom/WC



Lounge



Lounge

Accommodation

ENTRANCE HALL

With high gloss ceramic tiled flooring and open staircase leading off having a timber banister and railings.

CLOAKROOM/WC

With suite comprising low-level WC and pedestal wash hand basin.

LOUNGE

16' 2" x 12' 7" (4.94m x 3.85m)

With front facing window and feature brickwork fireplace housing a log burning stove. Fitted laminate flooring.

BREAKFAST KITCHEN/DAYROOM

19' 9" x 10' 8" (6.02m x 3.26m)

Exceptionally well fitted with a contemporary kitchen featuring base and wall mounted cupboards topped with Corian worktops, appliances include four ring gas hob and electric oven plus integrated fridge and freezer. French doors leading to the rear. Ample space for a breakfast area.

UTILITY

9' 7" x 6' 0" (2.94m x 1.83m)

Fitted with a range of base cupboards along one wall, space and plumbing for an automatic washing machine and door to the exterior. Personal door leading into the garage.

LANDING

BEDROOM 1

13' 6" x 9' 6" (4.12m x 2.92m)

With front facing window and useful wardrobe area with sliding doors.

EN-SUITE

Fitted with a contemporary suite comprising walk-in shower, low level WC and wash hand basin.

BEDROOM 2

13' 6" x 10' 11" (4.13m x 3.34m)

With rear facing window.

BEDROOM 3

13' 6" x 10' 11" (4.12m x 3.34m)

With front facing window.

BEDROOM 4

10' 2" x 8' 4" (3.11m x 2.55m)

With front facing window

BATHROOM With contemporary suite featuring walk-in shower, bath, low-level WC and wash hand basin.



Breakfast kitchen



Breakfast kitchen



Dayroom



Utility

OUTSIDE

To the front of the property is a very useful forecourt and parking area. Parking is available for multiple vehicles and this leads to an integrated single garage.

To the rear of the property is an enclosed garden which is predominantly lawned and also features a raised deck area made from composite boards.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 133 square metres.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from triple glazed units 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 D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. 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.



Landing



Bedroom



Wardrobe area



En-suite

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 Ulllyotts.

Regulated by RICS



Bedroom



Bedroom



Bedroom



Bathroom



Raised deck



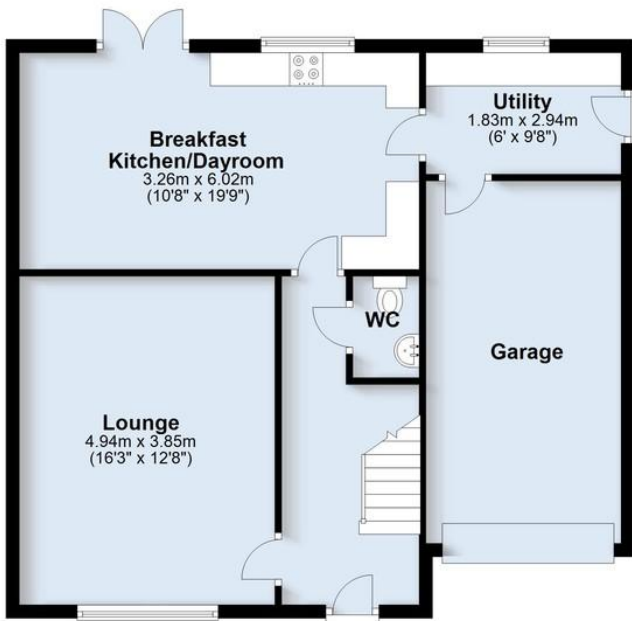
Rear Elevation



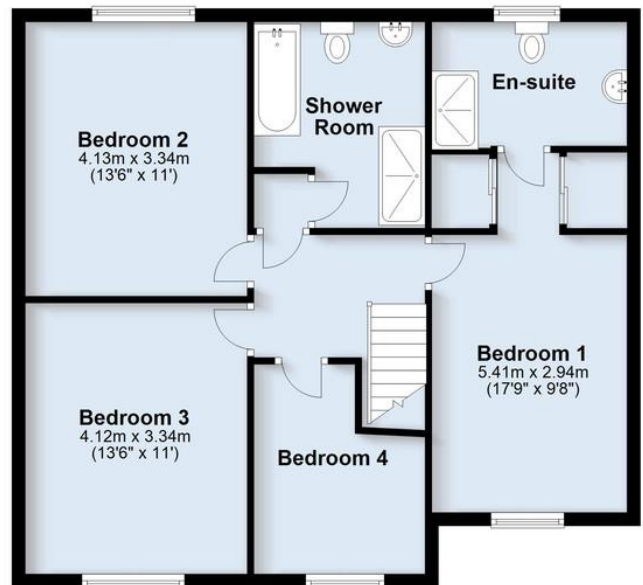
Garden

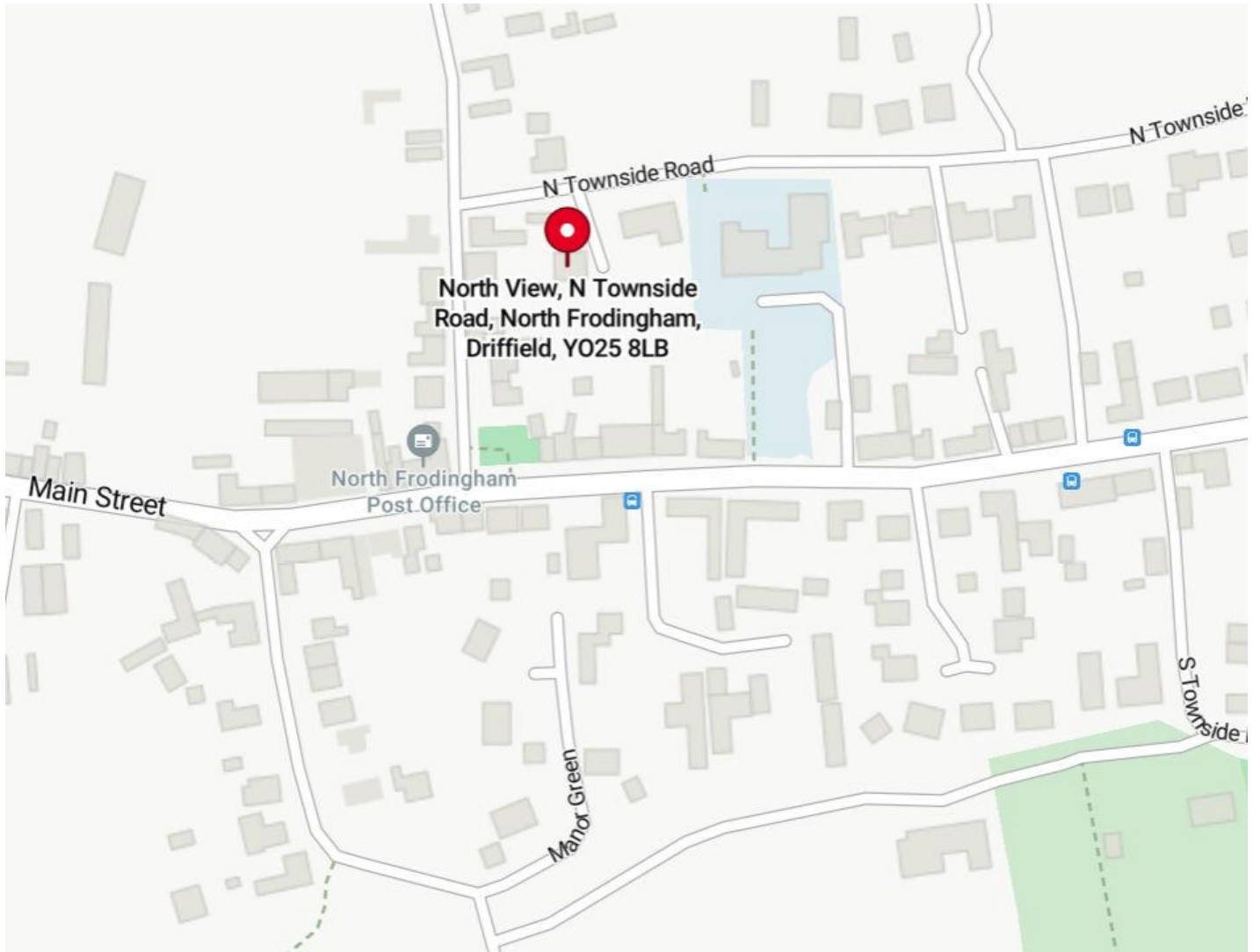
The stated EPC floor area, (which may exclude conservatories),
is approximately 133 sq m

Ground Floor



First Floor





N Townside Road

N Townside

North View, N Townside
Road, North Frodingham,
Driffield, YO25 8LB



North Frodingham
Post Office

Main Street

Manor Green

S Townside

Why Choose Ulllyotts?



Our guarantee to you
**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.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
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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