



'South Wold'
Church Lane
Rudston, YO25 4UY

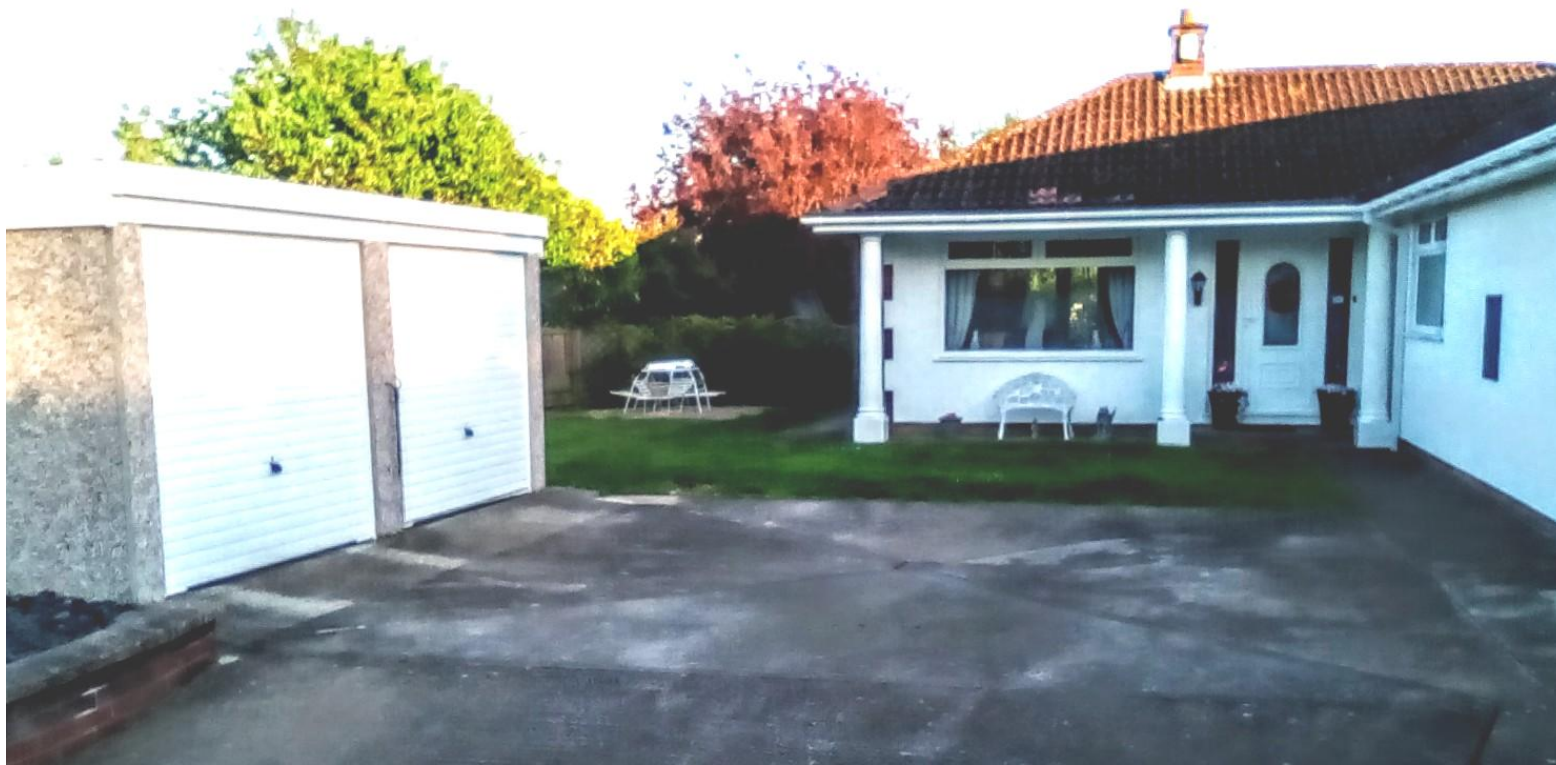
ASKING PRICE OF

£385,000

3 bedroom detached bungalow

■ **Ulliyotts** ■
EST 1891

01377 253456



Front Elevation



Double
Garage



Gas Central Heating

'South Wold' Church Lane, Rudston, YO25 4UY

A really individual detached bungalow in a delightful rural setting. The property is set on a large plot with extensive gardens surrounding. A sweeping drive from Church Lane behind double gates leads to off-street parking for multiple vehicles including caravan, motorhome etc, plus, a double garage.

Internally, again the bungalow impresses. With extensive accommodation that has been enhanced from the original layout and now includes formal dedicated lounge, open plan dayroom and kitchen with conservatory leading off, enjoying views over the garden. The bathroom features both bath and shower enclosure plus, all three bedrooms are of double proportion.

The bungalow is presented to a very high standard throughout and has an individual feel to the finish.

In summary, this really is a property which is unlikely to disappoint, once viewed, and a full interior inspection is thoroughly recommended!

RUDSTON

Rudston is a pretty village nestling at the heart of the Yorkshire Wolds in the Gypsy Race valley. At the heart of Winnifred Holtby country, who was born in the village, Rudston is also famous for it's monolith and also it's All Saints Church with a 12th Century chancel, arch and Norman tower.

The monolith is believed to be the tallest standing stone in England weighing 40 tonnes and standing 25 feet tall. The village has an excellent range of amenities.



Entrance Hall



Lounge



Lounge



Open Plan Day Room

Accommodation

FRONT ENTRANCE INTO:

ENTRANCE HALL

An impressive entrance to the property being exceptionally spacious and also featuring two built-in storage cupboards. Fitted laminate flooring and covered ceiling. Radiator.

LOUNGE

18' 3" x 11' 9" (5.57m x 3.6m)

An attractive, light and airy through room which features windows either side, rear incorporating French doors. Feature fireplace with tiled back and hearth. Radiator and covered ceiling.

OPEN PLAN DAY ROOM

14' 7" x 13' 5" (4.46m x 4.09m)

A bright and spacious lounge featuring dado and covered ceiling. Fitted laminate flooring and radiator. French doors leading out into the conservatory.

CONSERVATORY

Fully glazed along two walls and having double French doors opening out onto a raised timber deck with remainder of garden beyond. Fitted blinds. Radiator.

KITCHEN

8' 0" x 10' 5" (2.46m x 3.19m)

Extensively fitted along three walls and featuring a rear facing window. The kitchen cabinets are finished with high-gloss panelled doors with chrome handles and include base, drawer and wall cupboards.

Complimentary contrasting worktop and inset one and a half bowl ceramic sink with single drainer. Range style cooker and hob with double stainless steel extractor over. Integrated washer, dishwasher and integrated fridge freezer. Fitted laminate flooring and inset lighting plus covered ceiling.

BATHROOM

Featuring contemporary full height tiling and free-standing white bath plus low level WC and vanity wash basin. Separate Quadrant style shower enclosure having a plumbed in electric shower. Contemporary radiator.

INNER HALL

Accessed via a dedicated internal door which successfully divides the daytime living space with bedrooms. featuring a window and radiator.



Kitchen



Conservatory



Bathroom



Bathroom

MASTER BEDROOM

9' 10" x 11' 3" (3.02m x 3.44m)

With side facing window and featuring with large walk-in wardrobe. Radiator.

EN-SUITE BATHROOM

BEDROOM 2

11' 10" x 11' 8" (3.61m x 3.58m)

With rear facing window. Radiator

BEDROOM 3

11' 7" x 9' 10" (3.54m x 3.01m)

With rear facing window. Radiator.

OUTSIDE

There is a gated access directly from Church Lane and this leads to a sweeping drive with vehicular access onto the plot, parking for multiple vehicles and also access to a double garage.

The gardens are extensive and impressive. These begin with an ornamental garden to the left side of the driveway, topped off with slate. There is an elevated paved terrace area to the right.

The main gardens are to the rear. These consist of an elevated timber deck immediately adjacent to the conservatory. This leads on to a further expanse of gravelled garden and in turn leads to a large area of lawn with mature planted borders. On the rear boundary is a further decked area allowing owners of this property to enjoy various aspects of the bungalow.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 135 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.



Inner Hall



Master Bedroom



Bedroom



Bedroom

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 D.

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 Ulllyotts.

Regulated by RICS



Decked Area



Gravelled Area



Outsidewith decked area



Outside—Secret Garden





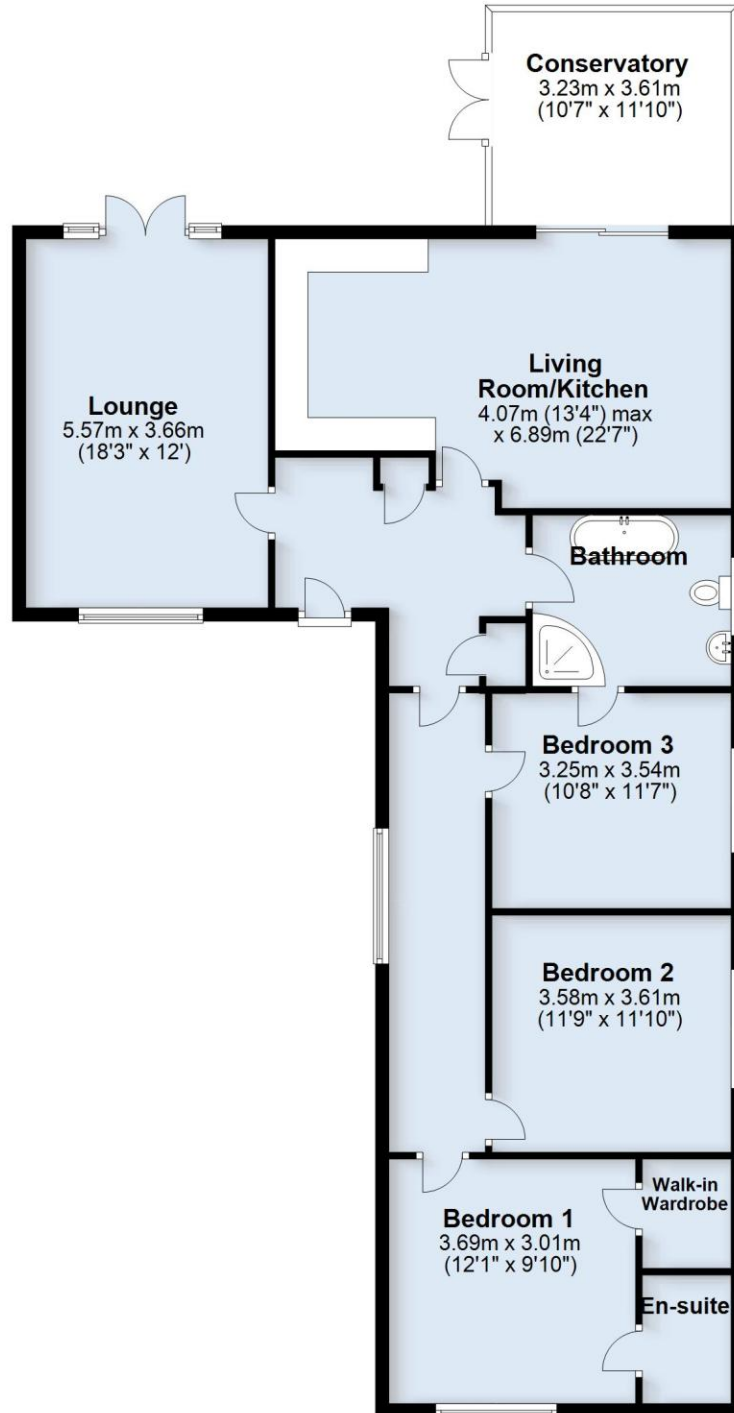
Entrance to the sweeping driveway



Ornamental Garden

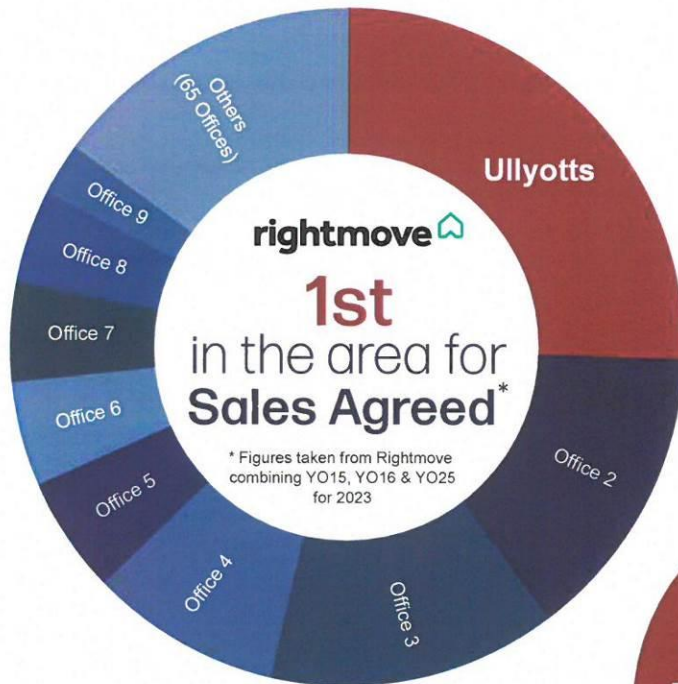
The stated EPC floor area, (which may exclude conservatories),
is approximately 135 square metres

Ground Floor





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



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations