



7 Mount Pleasant Road
North Frodingham

YO25 8LF

ASKING PRICE OF

£175,000

3 Bedroom Semi-detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



3



1



1



Garage, Off
Road Parking



Gas Central Heating

7 Mount Pleasant Road, North Frodingham, YO25 8LF

Located within a rural village setting within a stone's throw of open countryside, this is a well maintained home offering tremendous scope for modernisation and to create a home suitable for singles, couples or even families. The property is located on a good-sized plot and offers exceptionally large gardens to the rear along with off-street parking, side drive and garage.

The interior of the property is in need of some modernisation and could even be re-worked to provide a first floor bathroom which would greatly enhance the layout. As it stands, there is a front facing lounge together with kitchen and ground floor bathroom. The first floor provides three bedrooms all of which are of reasonable proportion.

Without doubt, the biggest draw to this house is its location, being on the fringe of the village within almost touching distance of open countryside and having a delightful, large area of garden to the rear.

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.



Kitchen



Lounge



Bedroom



Bedroom

Accommodation

ENTRANCE HALL

With straight flight staircase leading off to the first floor.

LOUNGE

14' 10" x 14' 0" (4.53m x 4.27m)

With front facing bay window and tiled fireplace. Double panelled radiator.

KITCHEN

7' 10" x 10' 2" (2.39m x 3.1m)

Fitted with a basic range of kitchen units including inset sink with cupboard beneath, base and wall mounted cupboards along with worktops. Space and plumbing for automatic washing machine and large built-in storage cupboard. Rear facing door and window.

BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC

FIRST FLOOR

BEDROOM 1

14' 1" x 10' 11" (4.31m x 3.34m)

With front facing window and built-in storage cupboard. Radiator.

BEDROOM 2

11' 11" x 8' 0" (3.65m x 2.45m)

With rear facing window. Radiator.

BEDROOM 3

8' 10" x 8' 10" (2.7m x 2.7m)

With rear facing window. Radiator.

OUTSIDE

The property stands back from the road behind a front forecourt garden. A gated vehicle access leads to a side drive which in turn leads to a single garage.

To the rear of the property is a large mature area of garden.

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 combi-boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Rear Elevation

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 A.

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?

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VIEWING

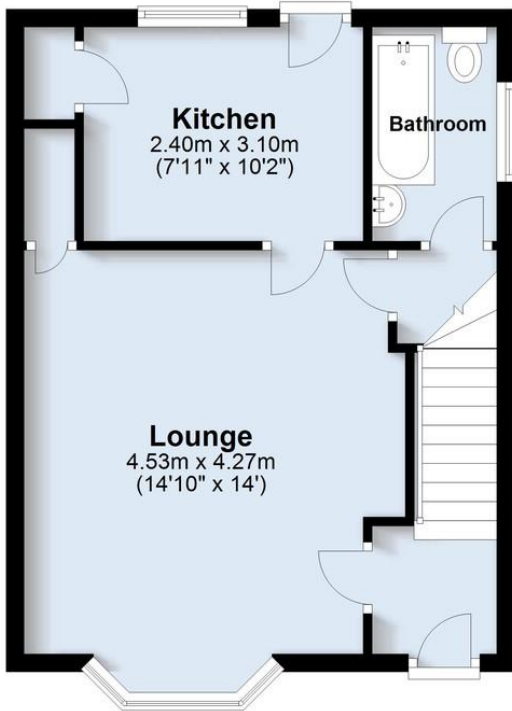
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

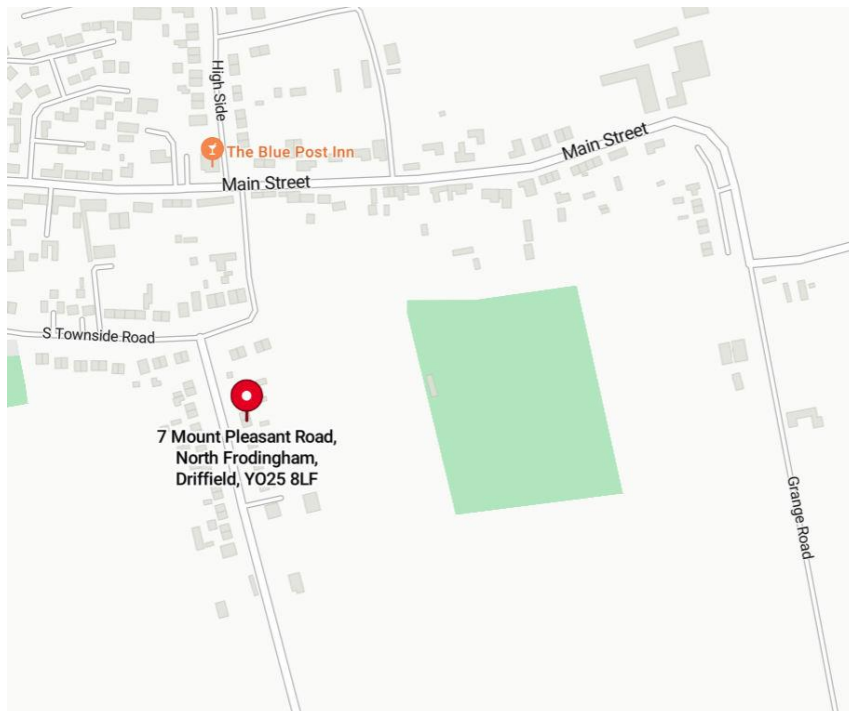
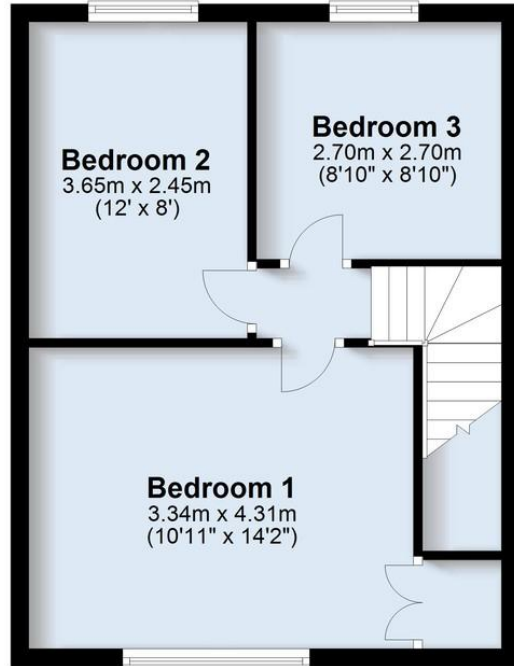
Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



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