



South View
Wynthorpe Meadows
North Dalton, YO25 9XE

ASKING PRICE OF

£535,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 4
  3
  2
  Double Garage
  Air Source Heating

South View, Wynthorpe Meadows, North Dalton, YO25 9XE

At around 2000 sq ft of accommodation, this is truly a substantial detached executive style home which would suit both families, as well as couples, simply wanting a distinctive home in what is an exceptional setting.

The living accommodation is supplemented by tremendous features externally including a block paved drive, which would accommodate multiple vehicles, plus attached double garage. In addition, there is further scope to accommodate a caravan/motorhome or other such vehicle given that the house has additional space to the side/front which is currently a secondary garden. The rear gardens are very established and offer good privacy within leafy surroundings.

Built during the late 1980s/early 1990s, the developers of Wynthorpe Meadows really aimed to set the standard in modern homes by providing a select handful of high specification executive style homes which combined exceptionally spacious accommodation together with generous off-street parking all within a quiet, well-planned cul-de-sac. The development has matured over the years and is now a very

established and stylish cul-de-sac comprising individually designed homes.

The interior accommodation features a large, welcoming entrance hall with gallery landing and a range of well arranged rooms including a quite stunning lounge with exceptional Inglenook fireplace, open plan dining room with kitchen along with conservatory and playroom/office. There is also a very spacious cloakroom as well as utility room.

The first floor has a stunning landing with the aforementioned gallery, master bedroom with en-suite, house bathroom with both bath and shower plus three further double bedrooms.

Eco-credentials of the house include air source heat pump heating.

In summary, this really is a rare opportunity to purchase such an enviable home in a truly stunning setting.



Entrance Hall



Entrance Hall



Lounge



Lounge - Inglenook fireplace

NORTH DALTON

North Dalton is a village and civil parish in the East Riding of Yorkshire. It is situated approximately 6 miles south-west of Driffield, 11 miles and 8 miles north-east of Beverley north-east of Pocklington. Four miles to the north-west lies the village of Huggate. The village is beautifully situated at the heart of several local countryside walks and it's focal point is The Star Public House which stands adjacent to the picturesque village pond.

Accommodation

ENTRANCE VESTIBULE

Providing an introductory entrance to the main property.

ENTRANCE HALL

An exceptional entrance hall designed to be visually impressive and featuring storage as well as quarter turn staircase leading off to the first floor. Inset ceiling lighting. Fitted laminate flooring. Two radiators.

LOUNGE

22' 9" x 12' 9" (6.94m x 3.91m)

An immediately impressive living room with French doors leading out onto the rear of the property and simply stunning

Inglenook fireplace with exposed brick with a quarry tiled hearth and featuring log burning stove. Additional side window, inset lighting and radiators.

DINING ROOM

11' 11" x 11' 6" (3.64m x 3.52m)

A superb open plan space comprising dining area, kitchen and garden room. Ceramic tiled flooring, inset lighting and radiator. Opening into:

KITCHEN

18' 7" x 9' 2" (5.67m x 2.81m)

Extensively fitted with a wealth of modern kitchen units comprising base cupboards with drawers and woodblock work surface. Wall mounted and ladder style cupboards to match and integrated appliances which include a Stoves electric hob with extractor canopy over, Neff oven and grill plus integrated dishwasher. Inset ceiling lighting and feature breakfast bar with seating. Window to the front and rear elevation.

GARDEN ROOM

11' 5" x 9' 10" (3.48m x 3m)

[maximum measurements]. Having views across the garden and double French doors leading out. Radiator. Ceramic tiled floor.



Dining Room



Kitchen



Kitchen



Kitchen

PLAYROOM/OFFICE

8' 9" x 8' 10" (2.69m x 2.7m)

With front facing window. Radiator.

CLOAKROOM/WC

A very spacious cloakroom with facilities including WC and wash hand basin. Ceramic tiled floor.

UTILITY

12' 3" x 7' 2" (3.75m x 2.2m)

With ceramic sink, fitted base cupboards and space and plumbing for automatic washing machine.

REAR LOBBY

With door to the exterior and personal door leading into the garage.

FIRST FLOOR

LANDING

Galleried landing with built-in storage cupboard.

MASTER BEDROOM

12' 9" x 11' 4" (3.9m x 3.47m)

[plus recess]. With side facing window. Inset ceiling lighting. Radiator.

EN-SUITE

With suite which comprises walk-in shower, vanity wash hand basin and low-level WC. Heated towel rail. Fully tiled walls and feature tiling.

BEDROOM 2

13' 10" x 8' 11" (4.24m x 2.74m)

With range of wardrobes along one wall. Inset lighting. Radiator.

BEDROOM 3

18' 9" x 9' 2" (5.73m x 2.81m)

With built-in range of wardrobes. This is a through room with windows to both sides. Radiator.

BEDROOM 4

12' 1" x 11' 6" (3.7m x 3.52m)

With side window. Built in wardrobes and fitted wash hand basin. Radiator.

BATHROOM

Comprising a full suite including free-standing bath, Quadrant-style shower enclosure, low level WC and vanity wash hand basin. Heated towel rail.



Kitchen



Garden Room



Landing



Master Bedroom

OUTSIDE

A particular feature of the property is the plot which not only offers scope for parking multiple vehicles on the block paved drive, to an attached double garage with twin doors. The front garden extends to the side of the property where, there is further potential to create additional parking for vehicles such as a caravan/motorhome, if required (subject to any consent being given).

To the rear of the property are extensive, mature gardens that include a patio along with lawned area and planted borders.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 171 square metres.

CENTRAL HEATING

The property benefits from air source heating.

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

Mains water, electricity and drainage.

COUNCIL TAX BAND

Band F.

ENERGY PERFORMANCE CERTIFICATE

Rating F.

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.

VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS



En-suite



Bedroom



Bedroom



Bedroom



Bathroom



Garden



Garden



Garden



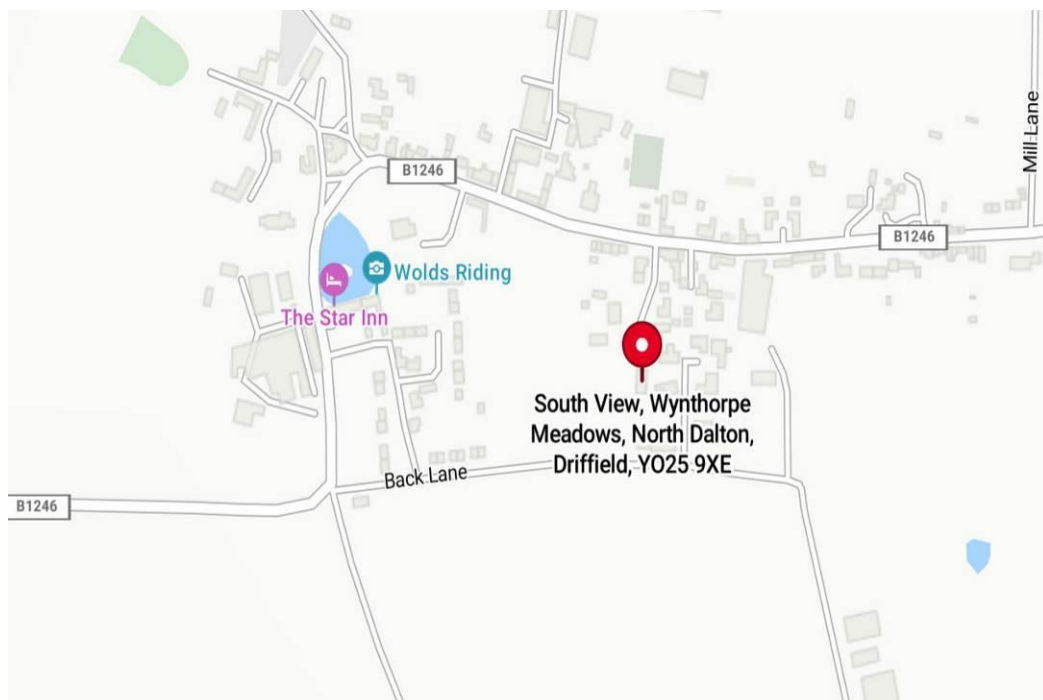
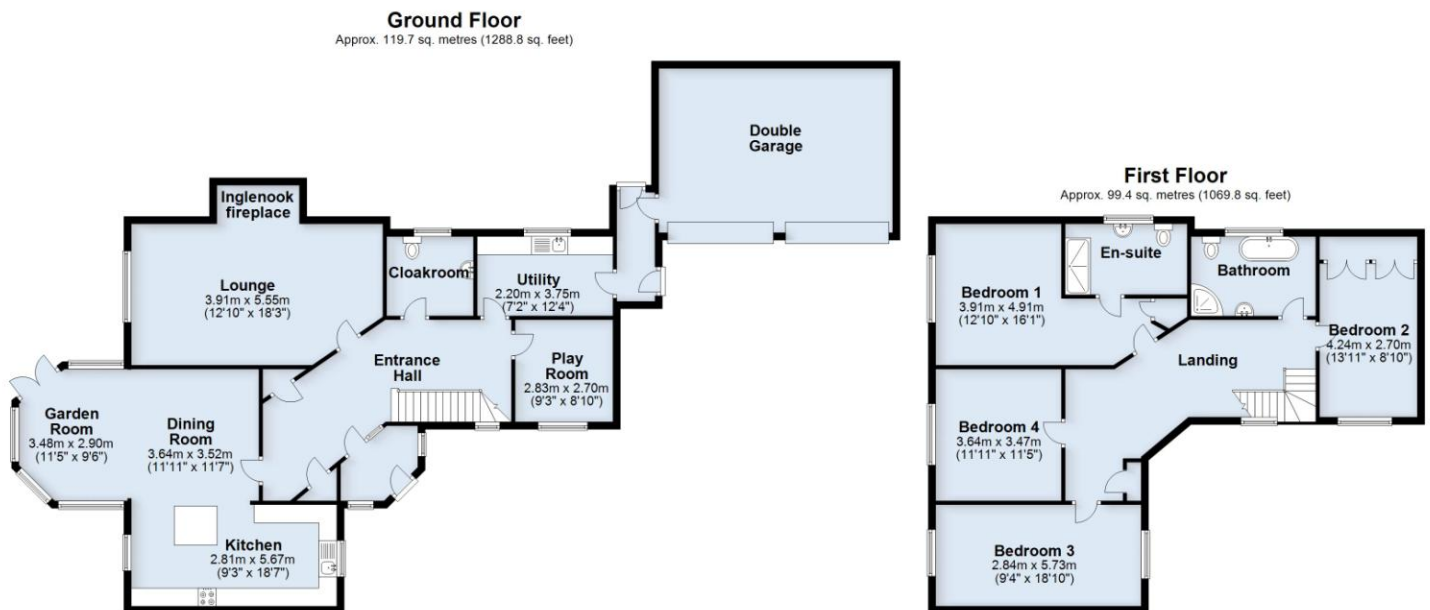
Garden



Rear Elevation



The stated EPC floor area, (which may exclude conservatories),
is approximately 171 sq m



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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.
- ✓ **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 ■

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