



5 Cross Lane  
North Frodingham  
YO25 8JY

ASKING PRICE OF

**£240,000**

4 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Seating Area

 4
  2
  1
  Off road parking
  Gas Central Heating

## 5 Cross Lane, North Frodingham, YO25 8JY

A most deceptive semi-detached house which has not only been extended to the side to provide an additional bedroom, it also benefits from an extension to the rear, greatly enhancing the ground floor accommodation.

The property is presented to an exceptional standard throughout and has a distinctive 'cottage' feel with the accommodation featuring a spacious lounge plus secondary reception area/dining room being open plan to a fitted kitchen. The two distinctive reception areas within the property certainly lend themselves to the family-type buyer.

**On the first floor there are four bedrooms, the master bedroom featuring fitted wardrobes along with a house bathroom.**

The property stands back from the road and has provision for parking of multiple vehicles to the front and also includes a covered carport which leads to a double garage.

**The garage itself has huge scope to develop further, it already**

includes plumbing and could be converted to provide useful annexe accommodation, if required. The garden offers good privacy and includes several secluded seating areas.

### 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.





Lounge



Dining Room



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

### LOUNGE

20' 6" x 11' 7" (6.25m x 3.54m)

With gas living flame fire and timber surround. Wall light points and wooden flooring. Decorative ceiling cornice. Radiators.

### DINING AREA/SECOND RECEPTION ROOM

8' 2" x 18' 6" (2.51m x 5.66m)

Fitted laminate flooring plus panelled walls and French doors leading out to the rear of the property. Radiator.

### KITCHEN

6' 6" x 8' 7" (2.01m x 2.63m)

Fitted with a wealth of kitchen units featuring glossy finished doors and chrome handles including an inset sink with mixer tap, gas four ring hob with extractor over and electric oven. Woodblock effect worktop and inset ceiling lighting. Integrated dishwasher.

### REAR PORCH

### LANDING

### BEDROOM 1

9' 5" x 9' 3" (2.88m x 2.84m)

With front facing window and built-in range of wardrobes. Wooden floor. Radiator.

### BEDROOM 2

9' 10" x 5' 6" (3m x 1.7m)

With rear facing window. Radiator.

### BEDROOM 3

14' 6" x 7' 0" (4.44m x 2.14m)

With window to the front and rear. Radiator.

### BEDROOM 4

8' 7" x 6' 5" (2.63m x 1.97m)

With front facing window. Radiator.

### BATHROOM

With fitted bath having a shower over and glass side screen. Low-level WC and wash hand basin. Heated towel rail and wood effect flooring.

### OUTSIDE

The property is set back from the road behind a front forecourt which provides parking for multiple vehicles. The house itself enjoys a covered carport with gated access and this leads through to a double garage.

The garage itself has an additional space to the side along with





Bedroom



Bedroom



Bedroom



Bathroom

plumbing and as such could be converted to provide useful annexe or office accommodation with facilities, if required. The garden itself features secluded seating areas, adjacent to the garage, to the rear of the house and also beneath the covered carport.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 97 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**

Band C.

**ENERGY PERFORMANCE CERTIFICATE**

Rating C.

**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



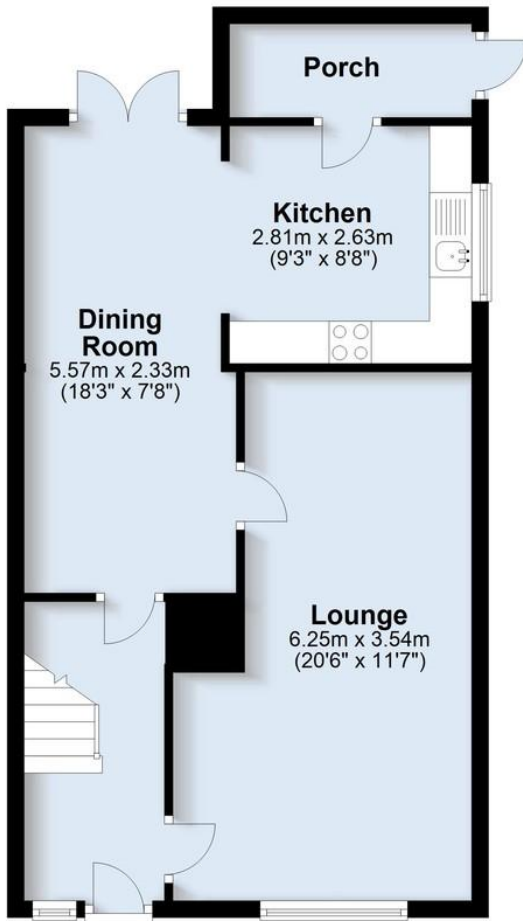




The stated EPC floor area, (which may exclude conservatories),  
is approximately 97 sq m

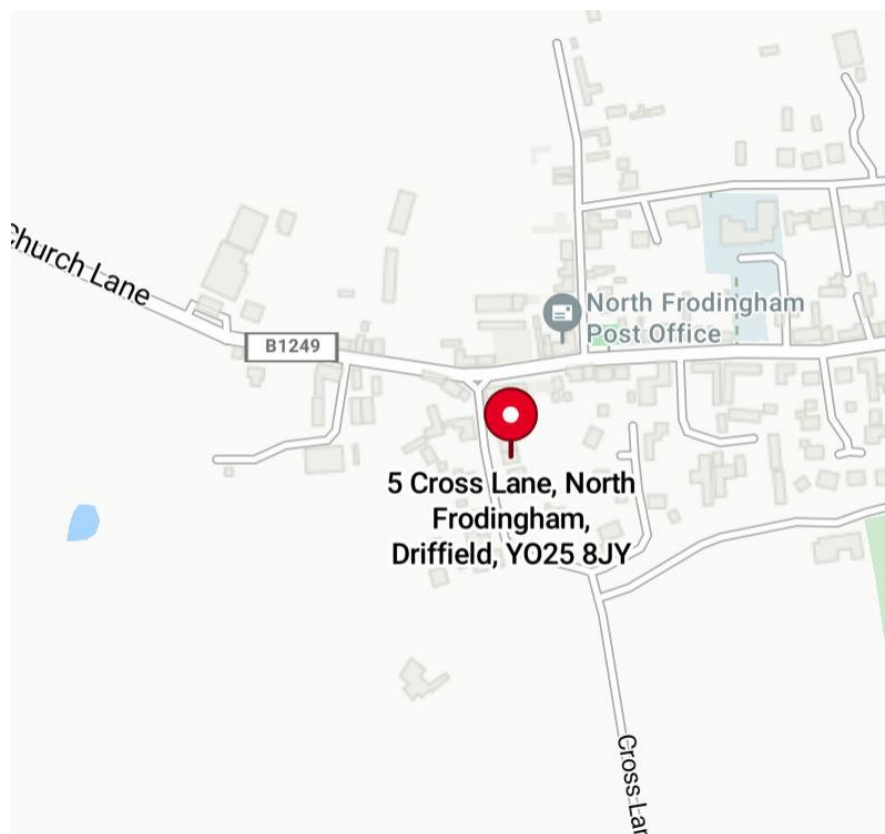
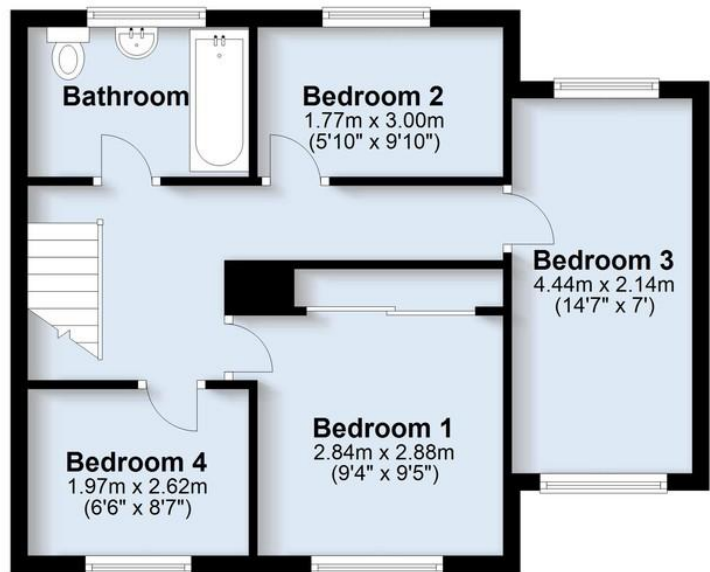
### Ground Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



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