



Ash View

North Townside Road

North Frodingham, YO25 8LB

ASKING PRICE OF

£395,000

4 Bedroom Detached House

■ Ulllyotts ■  
EST 1891

01377 253456





Garden

 4
  2
  2
  Double Garage
  Oil Central Heating

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

Offering panoramic open views to the front, a stunning south facing rear garden, double garage and plenty of parking, this property really does offer more than most. In fact, it successfully combines village life with one foot definitely set in open countryside!

The property is located on the outskirts of the village in an especially quiet setting and offers accommodation which would benefit many different types of buyer, but definitely those wanting something a little bit special away from the more modern housing estate development.

**One theme is common with this property ... light!** With its southern facing aspect being exploited in both main living spaces with large areas of glass and doors leading out from both rooms to the exterior. The main landing on the first floor has stunning panoramic views over open countryside and the master bedroom is huge, along with its associated en-suite. There are three additional bedrooms plus house bathroom.

Externally, there is plenty of parking to the front plus **attached double garage** and additional, more secluded, parking to the side of the house which may well suit buyers with caravans, motorhomes et cetera.

**The property is presented to an excellent standard throughout having been maintained beautifully by the vendors and is a real pleasure to view.**

**VIEWING IS AN ABSOLUTE MUST!!**

### 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



Kitchen/Dayroom



Kitchen/Dayroom



Kitchen/Dayroom

## Accommodation

### ENTRANCE PORCH

### ENTRANCE HALL

With personal door leading into the double garage. Radiator.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### LOUNGE

19' 3" x 14' 7" (5.87m x 4.47m)

Having beautiful views across the garden from a full glass door with windows either side. Electric fire with traditional fireplace, curved ceiling and two double panelled radiators.

### KITCHEN/DAYROOM

19' 3" x 14' 11" (5.87m x 4.57m)

Again, a spacious room having the staircase leading up to the first floor. The kitchen area being fitted with a wealth of base and wall mounted cupboards along with worktops, one and a half bowl sink and space for a slot in cooker.

Inset lighting to the ceiling and patio doors leading out onto the rear garden.

### UTILITY ROOM

8' 8" x 5' 9" (2.65m x 1.77m)

With stainless steel sink and base cupboards beneath, space for automatic washing machine and large pantry.

### SIDE ENTRANCE

With door to the exterior.

### LANDING

With front facing window offering outstanding views over open countryside. Built in storage cupboard.

### MASTER BEDROOM

18' 2" x 11' 6" (5.54m x 3.51m)

With views over the garden, double panelled radiator and coved ceiling.

### EN-SUITE

With walk-in shower and dual 'his and hers' wash hand basins plus low-level WC. Ceramic tiled floor and double panelled radiator plus inset lighting.

### BEDROOM 2

10' 9" x 9' 0" (3.28m x 2.76m)

With rear facing views of the garden, double panelled radiator and coved ceiling.





Utility Room



Master Bedroom



En-suite



Bedroom

**BEDROOM 3**

14' 11" x 7' 2" (4.57m x 2.2m)

With rear facing views over the garden and double panelled radiator.

**BEDROOM 4**

8' 1" x 7' 3" (2.47m x 2.21m)

With side facing window and radiator.

**BATHROOM**

Fitted suite comprising Quadrant shower plus separate panelled bath, low-level WC and vanity wash hand basin.

**OUTSIDE**

The property stands back from the road with a smart block paved drive leading to a double garage with twin electric controlled roller doors and further parking. There is also additional parking to the side of the property on the right which could be suitable for buyers with caravans, motorhomes et cetera.

To the rear of the property are delightful established gardens comprising extensive lawns with established planted borders. Immediately to the rear of the property is an extensive paved patio. The whole rear garden enjoys a delightful southerly aspect, with greenhouse.

**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 an oil 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 E.

**ENERGY PERFORMANCE CERTIFICATE**

Rating E.





Bedroom



Bedroom



Bathroom



Patio and Garden

### 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



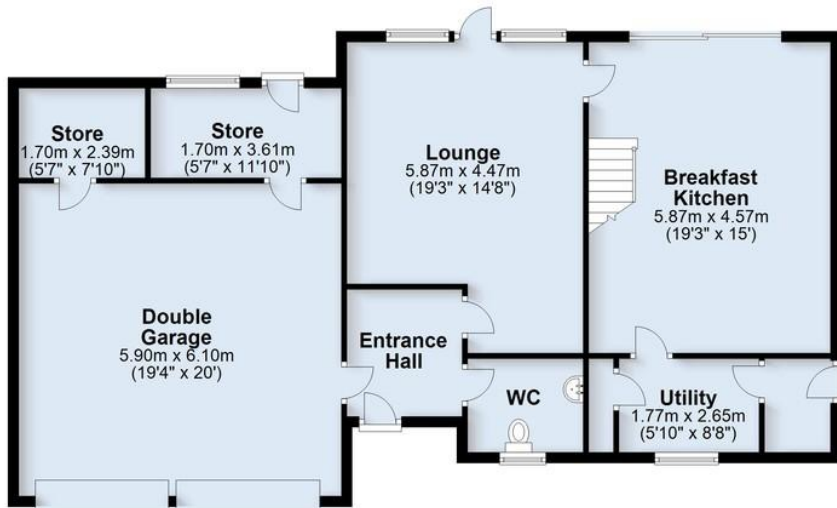
Front Elevation and Double Garage



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

### Ground Floor

Approx. 116.8 sq. metres (1256.9 sq. feet)



### First Floor

Approx. 70.3 sq. metres (756.8 sq. feet)





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