



Hogpenny Cottage, Front Street
Burton Fleming
YO25 3PR

GUIDE PRICE

£375,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Rear Garden

 4
  3
  1
  Garage, Off Road Parking
  Oil Central Heating

Hogpenny Cottage Front Street, Burton Fleming, Driffield, YO25 3PR

A simply stunning detached four bedroomed cottage dating back to circa 1860. This property is beautifully presented throughout and sits on a delightful plot offering generous established gardens, along with the property being situated on a pavement frontage with attached garage and benefits from oil fired central heating and Upvc double glazing.

This property benefits from an entrance hall, lounge, dining room, sun room, kitchen, cloaks / WC, utility room, landing, four bedrooms and family bathroom. Garage and generous established gardens.

Burton Fleming is in close proximity of Bridlington and Driffield and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. The village has its own war memorial near to the Norman Church of St Cuthberts and community hall. Primary Schools that serve the locality are nearby Boynton, Hunmanby and Wold Newton, with Bridlington and Driffield providing Comprehensive Schools.



Lounge



Lounge - Feature Fireplace



Dining Room



Dining Room - Feature Fireplace

Accommodation

ENTRANCE HALL

14' 8" x 6' 8" (4.47m x 2.03m)

With composite door into; storage cupboard, beamed ceiling, radiator and Indian stone flooring. Doors to:

LOUNGE

15' 3" x 14' 7" (4.65m x 4.44m)

With brick feature fireplace, oak beam mantle, multi-fuel burning stove with flagged stone hearth. Beamed ceiling, window to front elevation, TV point, radiator, stairs leading off and door to dining room.

DINING ROOM

13' 8" x 13' 2" (4.17m x 4.01m)

With window to front elevation, feature electric fireplace with granite hearth and beamed ceiling.

SUN ROOM

16' 8" x 7' 5" (5.08m x 2.26m)

With Indian fossil stone flooring, with windows overlooking the beautiful gardens, Upvc door to garden, walk-in pantry, door to cloaks/wc and door to garage.

KITCHEN

15' 9" x 7' 6" (4.8m x 2.29m)

With wall and base units, composite worksurface over, stone flooring, built-in larder fridge, 'Rangemaster' cooker with double oven and grill, gas hob, built-in dishwasher, extractor hood, asterite inset sink with mixer tap, tiled splash back and window to rear elevation.

CLOAKS / WC

5' 8" x 2' 8" (1.73m x 0.81m)

With vanity wash hand basin and low level wc, storage cupboards, fully tiled, ceiling spotlighting, extractor fan and heated towel ladder.

UTILITY ROOM

6' 8" x 5' 6" (2.03m x 1.68m)

With space for washing machine and tumble dryer. Tiled flooring, work surface, window to rear elevation, floor mounted oil fired central heating boiler and ceiling spotlighting.



Entrance Hall



Sun Room



Kitchen



Utility Room

GALLERIED LANDING

With vaulted beamed ceiling, wall lighting, window to front elevation and doors to:

BEDROOM 1

14' 8" x 10' 1" (4.47m x 3.07m)

With vaulted beamed ceiling, range of fully fitted wardrobes, velux window to rear elevation and window to front elevation and radiator.

BEDROOM 2

13' 8" x 7' 9" (4.17m x 2.36m)

With window to rear elevation overlooking the beautiful gardens, vaulted beamed ceiling, radiator and velux window to rear.

BEDROOM 3

This room is currently used as an office. With built-in wardrobe/ storage cupboard, window to front elevation, beamed ceiling, shelving and ladder to a mezzanine bed.

STEPS UP TO

BATHROOM

9' 5" x 7' 7" (2.87m x 2.31m)

With modern white suite, double shower cubicle, thermostatic shower over, panelled bath with taps, vanity wash hand basin and wc, tiled flooring, tiled splash back, modern radiator, vaulted beamed ceiling, extractor fan, window to side and rear elevations and wall lighting.

BEDROOM 4

11' 8" x 9' 3" (3.56m x 2.82m)

With window to side and front elevation, radiator, feature cast fireplace in situ and vaulted beamed ceiling.

GARAGE

19' 3" x 12' 8" (5.87m x 3.86m)

This is a maximum measurement as the garage is shaped. With water tap, power and light connected, roller shutter door to front and side personnel door.

OUTSIDE

The property sits on the pavement, with fabulous curb appeal, with side gated access to the rear garden. To the rear the garden is laid to lawn with established trees, shrubs, flowers and plants, giving borders, privacy from



WC



Bathroom



Bathroom



Bedroom 1

all angles, there is gravelled beds, two garden sheds, outside water tap, decking and seating areas. The summerhouse benefits from power and light connected. All in a lovely mature garden with hedging and fenced boundaries.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band F. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 161 square metres.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax 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.

VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS.



Bedroom 1



Bedroom 2



Bedroom 2



Landing



Bedroom 4



Rear Garden



Rear Garden

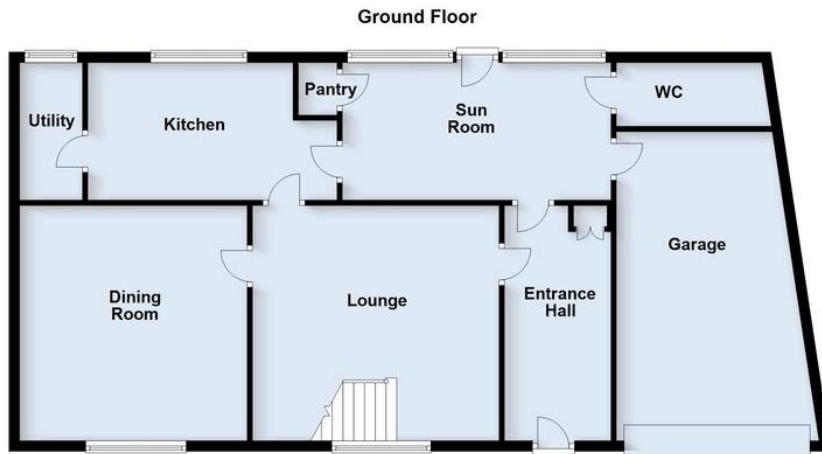


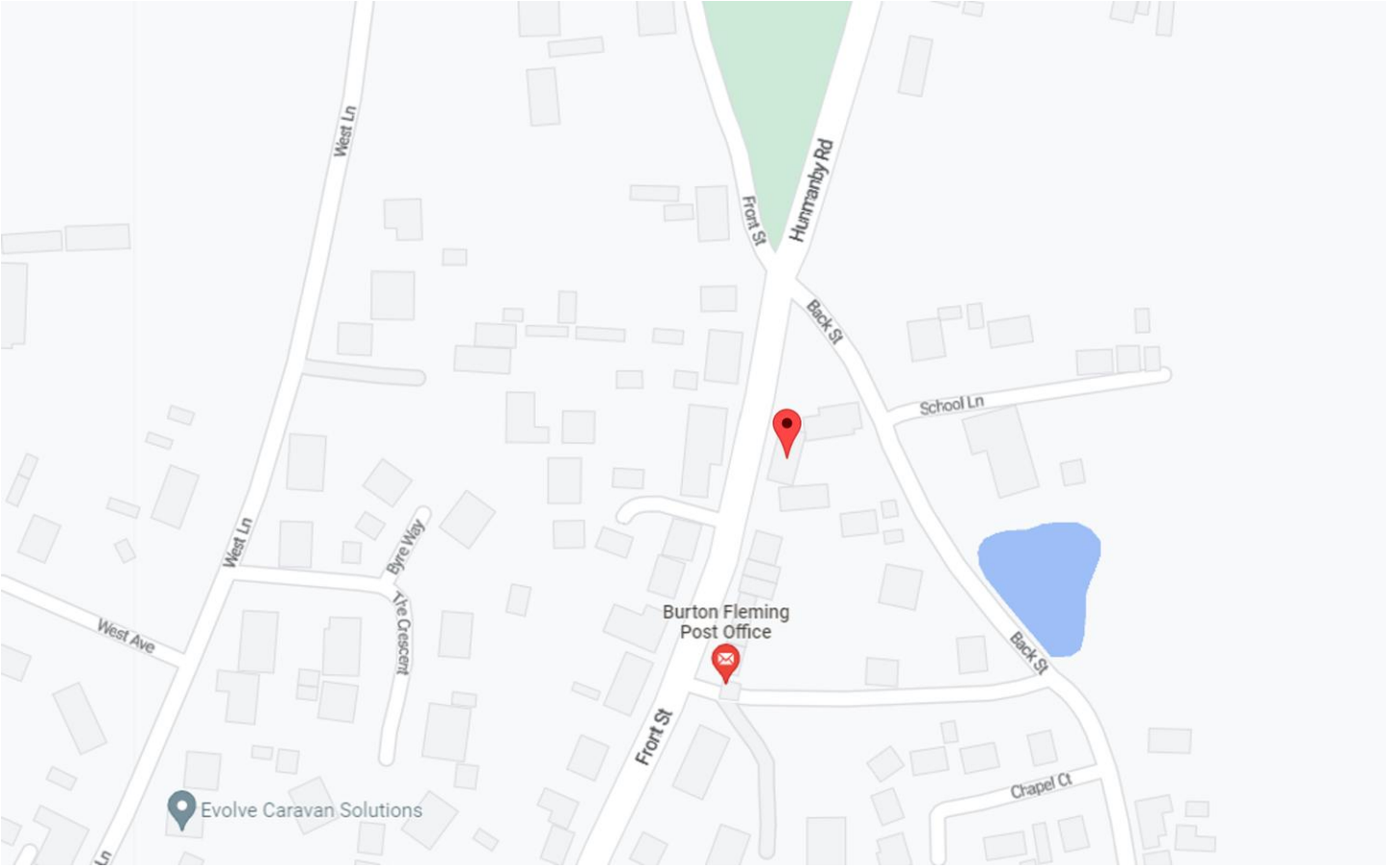
Rear Garden



Hogpenny, Burton Fleming

The stated EPC floor area, (which may exclude conservatories),
is approximately 161 sq m





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. ”

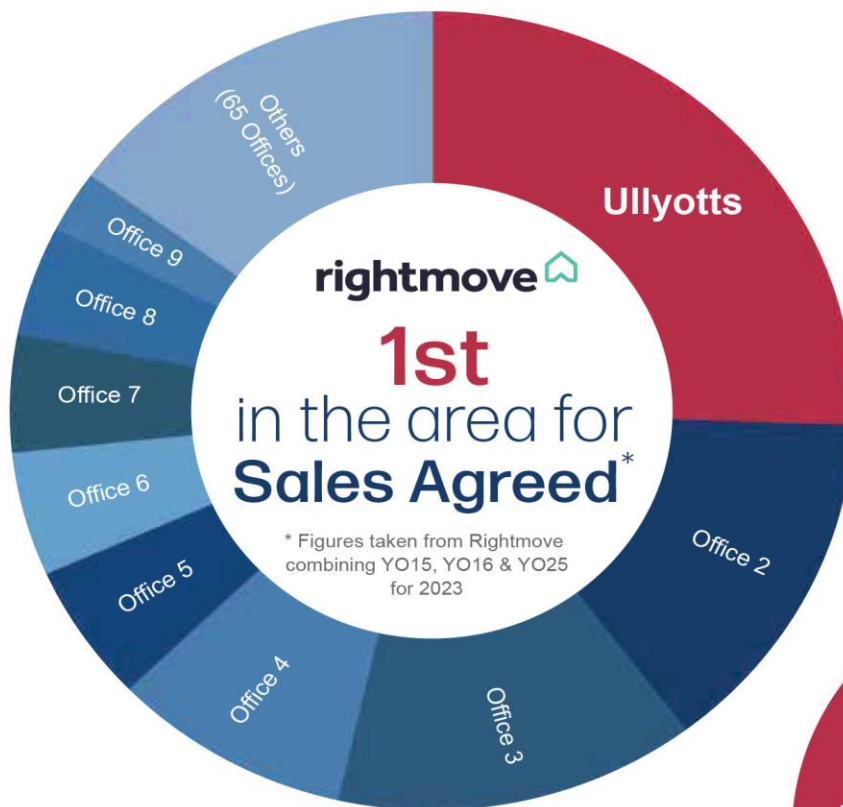
“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ 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! ”

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.

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Driffield Office

64 Middle Street South,
Driffield, 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

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