



Concorde House, Laking Lane
Bridlington Road, Wold Newton
YO25 3YR

GUIDE PRICE

£215,000

2 Bedroom Semi-Detached House



Lounge



2



1



2



Garage, Off
Road Parking



Air Source Heat Pump

Concorde House, Wold Newton, YO25 3YR

This well-presented two-bedroom semi-detached home is located in the charming village of Wold Newton. The ground floor features a lounge, kitchen, and WC, all benefiting from underfloor heating. Upstairs, there are two spacious bedrooms, including one with an ensuite, along with a main bathroom. The property also offers off-street parking, a garage, and a garden, making it an ideal home in a peaceful village setting.

Wold Newton is a picturesque village centred around a charming Village Green and Pond, through which the Gypsy Race flows. It is home to All Saints Church, hidden among mature trees, and Wold Newton Hall, a former Wesleyan Centenary Chapel built in 1839. The village pub, The Anvil Arms, stands on the site of an old blacksmith's shop, adding to its historic character. A brick column on the village outskirts marks the site of a

meteorite crash from 1775. The village is also served by a well-rated OFSTED Primary School, making it an ideal place for families.

Wold Newton nestles in a fold in the picturesque Yorkshire Wolds much painted by David Hockney. The coastal resorts of Bridlington, Scarborough and Filey are all within easy travelling distance as are the market towns of Driffield and Malton. An ideal location for country village living in picturesque surroundings and yet within easy reach of all amenities, the coast and sandy beaches.



Entrance Hall



Lounge



Lounge



Kitchen

Accommodation

ENTRANCE HALL

16' 4" x 6' 00" (4.98m x 1.83m)

The entrance is via a composite door into the main entrance hall with wood effect herringbone flooring, understairs storage cupboard, stairs to the first-floor landing and doors to all downstairs rooms. The ground floor benefits from under floor heating.

WC

5' 9" x 2' 3" (1.75m x 0.69m)

With low level WC, wash hand basin, fully tiled walls, herringbone effect flooring and under floor heating.

KITCHEN

11' 9" x 8' 4" (3.58m x 2.54m)

A brand new fitted kitchen with a range of wall, base and drawer units, work top over, splashback and one and half bowl sink with mixer tap. Built-in appliances include; fridge, freezer, dishwasher, double oven, extractor fan and induction hob. Window to the front elevation, under floor heating and herringbone effect flooring.

LOUNGE / DINER

14' 9" x 14' 9" (4.5m x 4.5m)

Open plan lounge / diner with TV point, radiator, under

floor heating, door to garage, window to rear elevation and patio door to rear garden.

FIRST FLOOR LANDING

7' 5" x 5' 8" (2.26m x 1.73m)

With pull down ladder opening into a large attic space, radiator and doors to:

BEDROOM 1

12' 4" x 8' 9" (3.76m x 2.67m)

With TV point, radiator and windows to the rear elevation.

ENSUITE

6' 4" x 5' 8" (1.93m x 1.73m)

With fully tiled walls and floors, shower cubicle with fitted shower over, WC, wash hand basin and heated towel ladder.

BEDROOM 2

14' 9" x 8' 6" (4.5m x 2.59m)

With radiator, TV point and window to the front elevation.

BATHROOM

5' 5" x 8' 3" (1.65m x 2.51m)

A brand new bathroom suite comprising of a roll top bath



Bedroom 1



Ensuite



Bedroom 2

with shower attachment, heated towel ladder, WC and wash hand basin.

CENTRAL HEATING

Air Source Heat Pump installed

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

To the front of the property there is a lawned front garden with pathway leading to the property, parking available for several vehicles and fenced boundaries.

To the rear of the property there is a patio area, lawned garden with securely fenced boundaries.

GARAGE

16' 7" x 9' 6" (5.05m x 2.9m)

With up and over door, rear personnel door, connecting door to the lounge, window to the rear elevation, plumbing for washing machine, power supply and water connected.

TENURE

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



Bathroom

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE – RATED B

COUNCIL TAX BAND – BAND A.

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 01262 401401 Option 1

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),
is approximately 76 sq m (818 ft2)



Ground Floor



Ulllyotts
EST 1891

Approximate total area⁽¹⁾
83.04 m²

(1) Excluding balconies and terraces

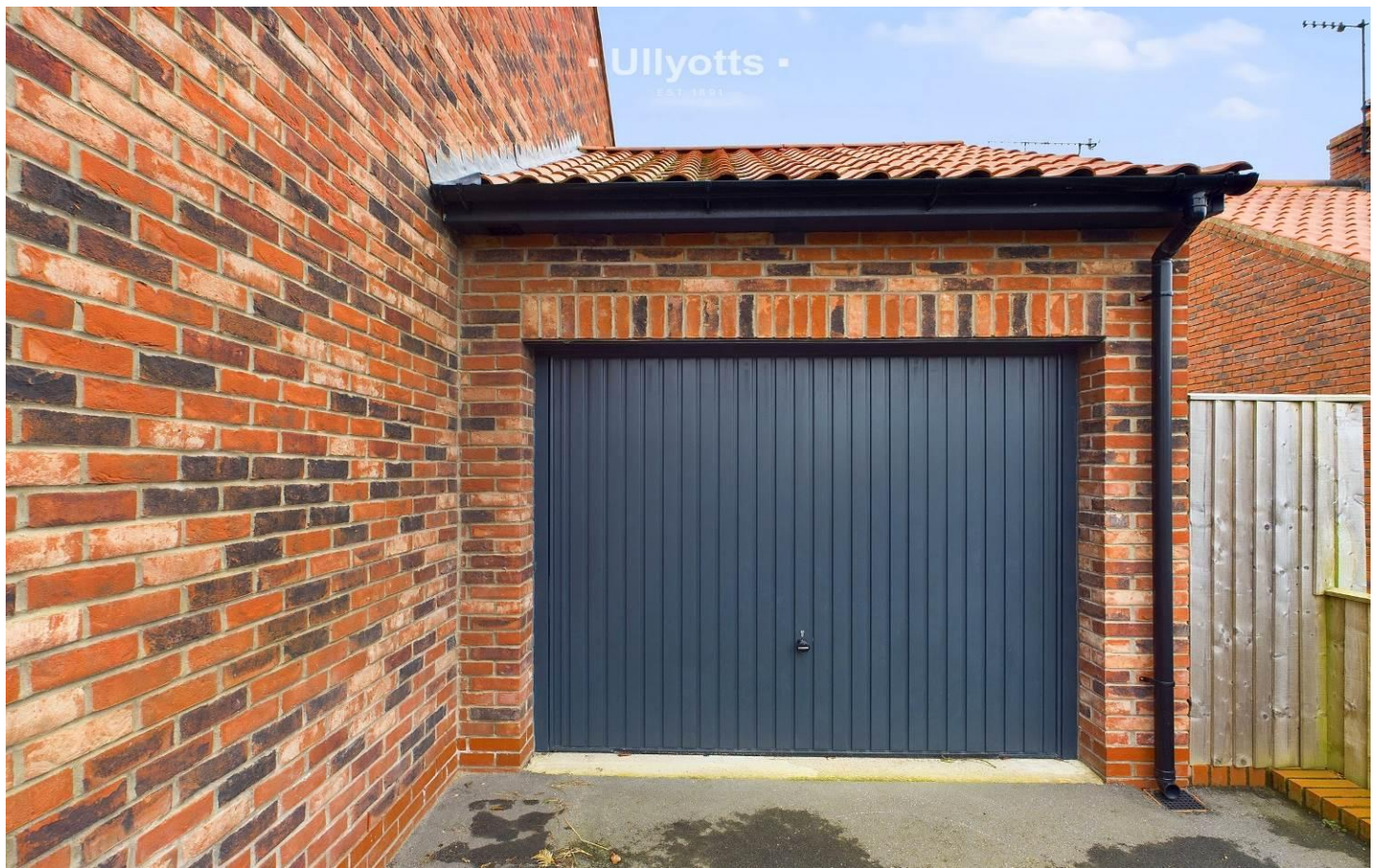
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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FLOOR AREA

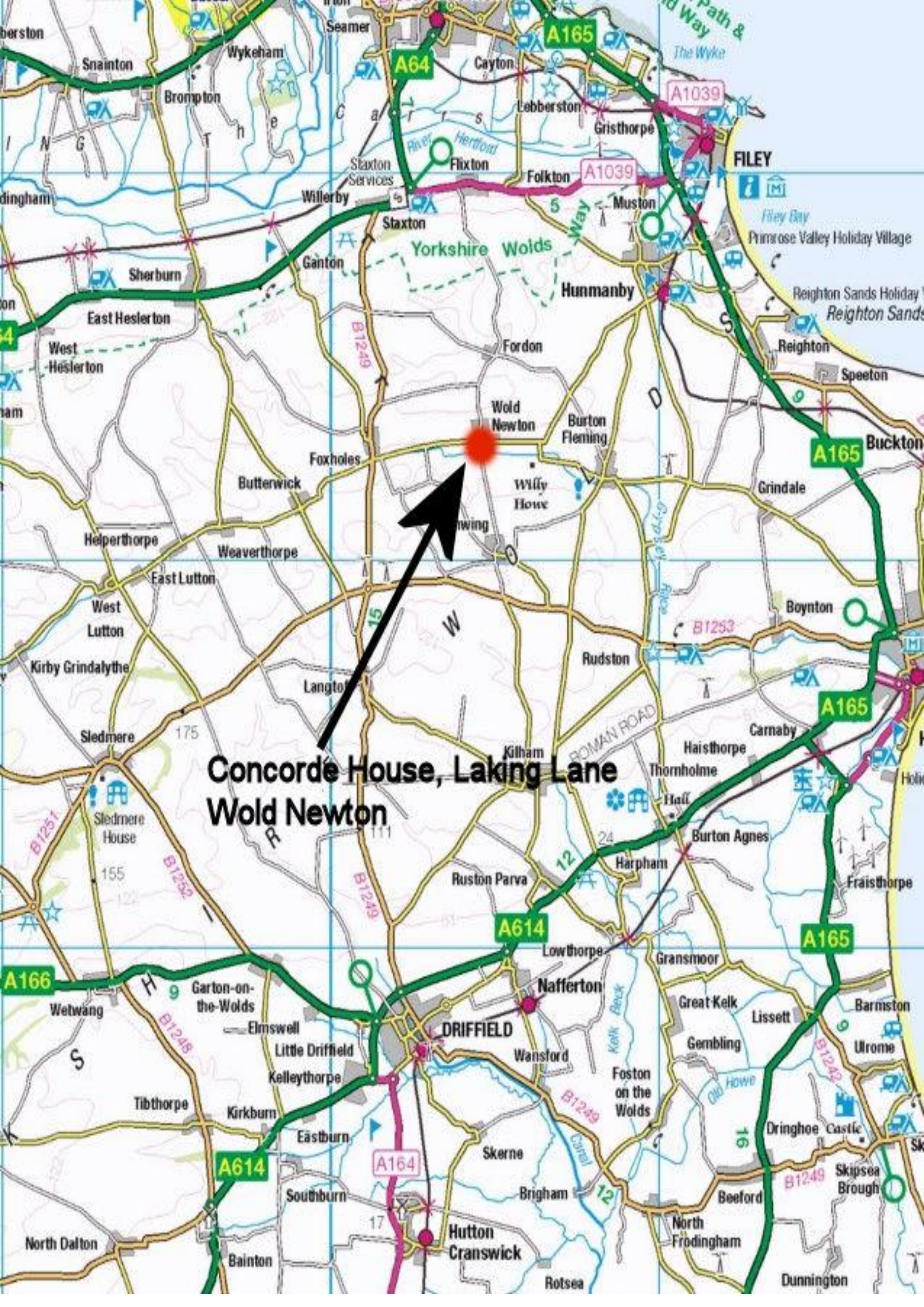
The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.



Garage



Garden



**Concorde House, Laking Lane
Wold Newton**

■ Ulllyotts ■

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