

▪ Ulllyotts ▪

EST 1891



Concorde House, Laking Lane
Wold Newton
YO25 3YR

GUIDE PRICE

£215,000

2 Bedroom Semi-Detached House

▪ Est. 1891 ▪
Ulllyotts
Estate Agents

01262 401401



Lounge



2



1



2



Garage, Off
Road Parking



Air Source Heat Pump

Concorde House, Laking Lane, 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.

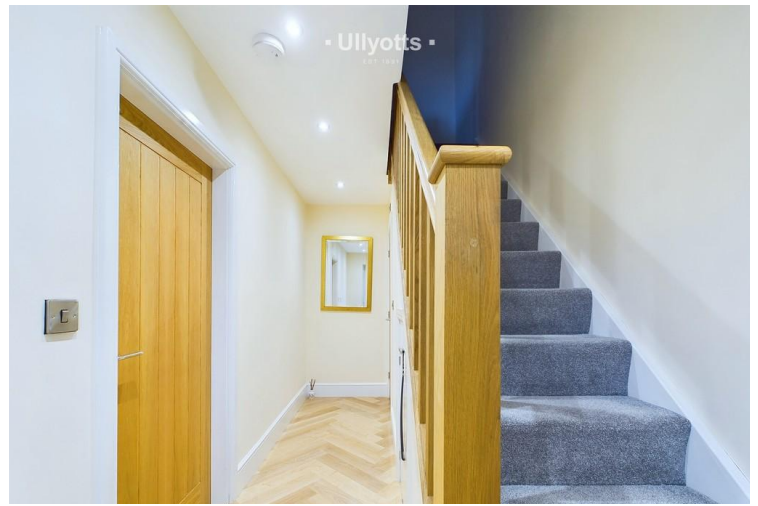
Wold Newton is a picturesque village centered around a charming Village Green and Pond, through which the Gypsy Race flows. It is home to All Saints Church, hidden among mature trees, and Wold Newton Hall, a former Wesleyan Centenary Chapel built in 1839. The village pub, The Anvil Arms, stands on the 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 is surrounded by several charming towns that offer a range of amenities and attractions. To the east, the coastal town of Filey is just a short drive away, known for its sandy beaches and seaside charm. Bridlington, a larger coastal town, lies further southeast, offering a bustling harbour, shopping and entertainment at the Bridlington Spa. To the west, Driffield, often referred to as the "Capital of the Wolds," provides a traditional market town atmosphere with independent shops and cafes. These surrounding towns enhance Wold Newton's appeal by combining rural tranquility with easy access to coastal and market town amenities.



sign



Entrance Hall



Lounge



Lounge

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)

A convenient downstairs WC with fully tiled walls, vanity wash hand basin, WC and extractor fan.

KITCHEN

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

This modern kitchen is stylishly designed with a range of wall, base and drawer units, complemented by a worktop over and upstand splashback and wood effect herringbone flooring. A 1 1/2 bowl composite sink and drainer with a mixer tap over sits beneath a window to the front elevation allow natural light. Built-in appliances seamlessly blend in with the kitchens sleek look and include a fridge, freezer, dishwasher, double oven, induction hob with extractor fan over.

LOUNGE / DINER

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

The open-plan lounge and dining area is perfect for both relaxation and entertaining. It features a radiator for added warmth along with the underfloor heating. A door leads to the integral garage, providing convenient access, while a window to the rear elevation allows natural light along with patio doors that open out to the rear garden, creating a seamless flow between indoor and outdoor living, ideal for enjoying the garden or hosting gatherings.

FIRST FLOOR LANDING

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

With doors to all upstairs rooms, radiator and loft access with pull down ladder to a good sized loft area.

BEDROOM 1

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

The master bedroom benefits from a radiator and windows to the rear elevation and door to en-suite.



Kitchen



Kitchen



Landing



Bedroom 1

ENSUITE

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

An en-suite shower room with fully tiled walls and floors, shower cubicle with glass screen and thermostatic shower over, WC, vanity wash hand basin and heated towel ladder.

BEDROOM 2

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

With radiator, storage cupboard and two windows to the front elevation.

BATHROOM

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

A beautifully presented bathroom with a roll top bath with shower attachment, heated towel ladder, WC and wash hand basin, partially tiled walls and tiled floor.

CENTRAL HEATING

Air source heat pump installed

DOUBLE GLAZING

Upvc double glazing

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 for seating or dining and a 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.

SERVICES

Water and Electric.

Septic tank



Bedroom 2



Bathroom



Bathroom



Garden

ENERGY PERFORMANCE CERTIFICATE – RATED B

COUNCIL TAX BAND - B

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 digitally calculated floor area is 76 sq m (818 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ground Floor



Floor 1

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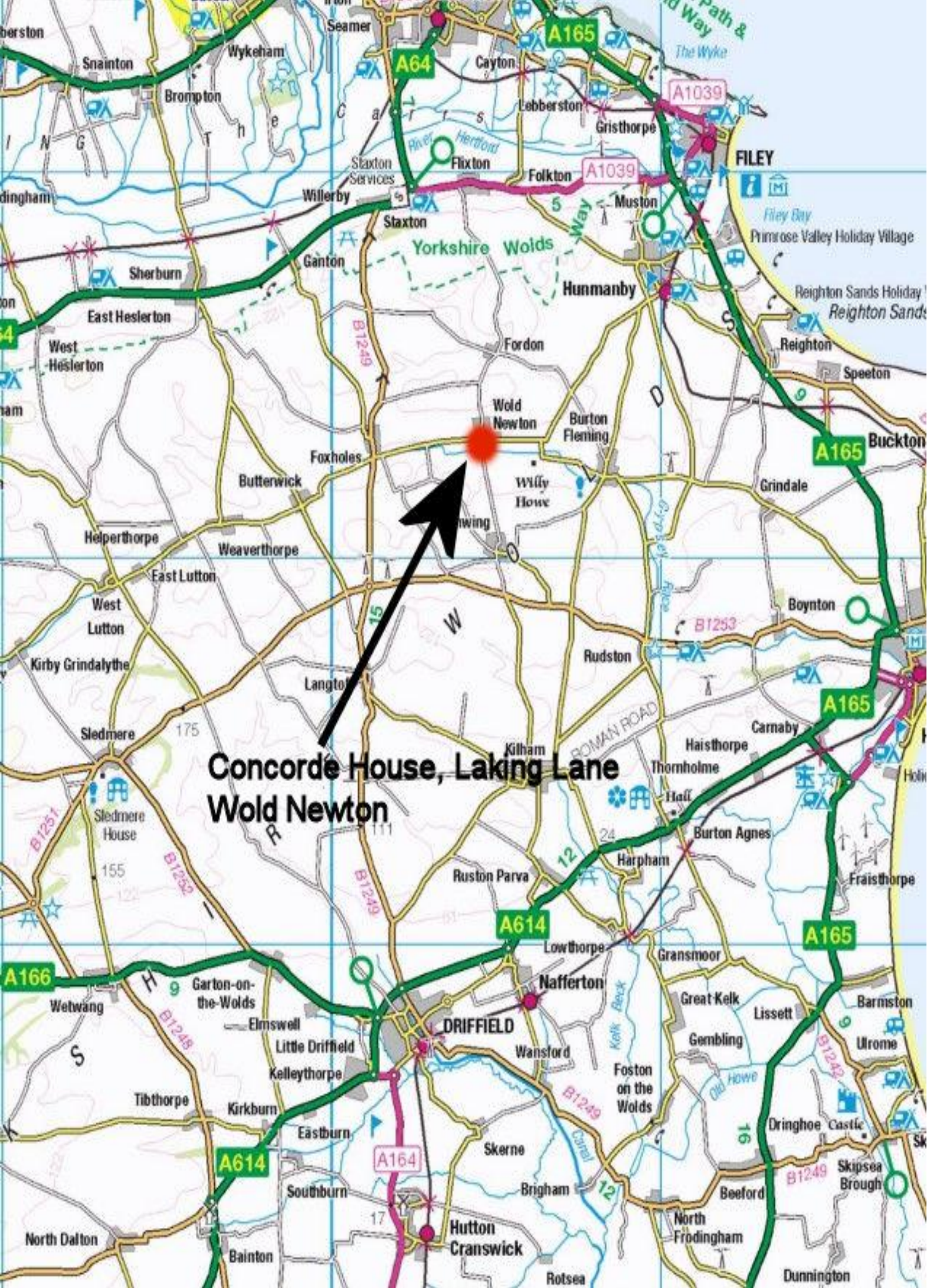
Approximate total area^m
83.04 m²

(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.

GIRAFFE360



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