



Pear Tree Lodge South Street
Burton Fleming
YO25 3PE

£360,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



3



2



2



Garage, Off
Road Parking



Oil Central Heating

Pear Tree Lodge South Street, Burton Fleming, YO25 3PE

Built during the early 1990's, nestled in a charming village location, this delightful detached property is uniquely accessed via a picturesque bridge crossing the Gypsy Race behind a walled frontage. The property benefits from a recently refitted kitchen diner which offers a sociable living space, lounge, utility room, downstairs bedroom and recently refitted downstairs shower room, on the first level a large landing offers a light and airy seating area and two additional bedrooms are on this level with an additional room off the master suite which would be perfect for use as a dressing room, office or gym, a main family bathroom provides use for the bedrooms on this level. A well-presented south facing garden also adds a great entertaining space.

The rural setting of this property is truly delightful and ideal for those looking to get away from the hustle and bustle of the towns, yet being within a relatively short drive of their amenities.

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 picturesque village has its own war memorial near to the Norman Church of St Cuthbert's and community hall and benefits from a post office, public house and a play park.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. . The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.



Entrance Hall



Kitchen



Kitchen / dining area



Bathroom

Accommodation

ENTRANCE HALL

The entrance is through a uPVC door into a porch area with door into the main entrance hall. With window to side elevation, staircase to first floor landing, luxury vinyl tiled herringbone effect flooring which flows through into the living area, radiator, two good sized storage cupboards and doors to all downstairs rooms.

LOUNGE

19' 7" x 13' 4" (5.97m x 4.07m)

With French doors that open onto the patio area, window to rear, coving, open fire with marble hearth and feature surround and radiator.

KITCHEN DINER

19' 5" x 12' 2" (5.93m x 3.72m)

With a recently refitted kitchen with a range of grey shaker style wall, base and glass display units with white sparkle granite worktop over and matching splash back. Inset Blanco sink with mixer tap over sits beneath a window to the front elevation, there is also a window to the rear elevation which overlooks the patio area. Double Siemens oven and Siemens 5 ring gas hob which are operated by bottles to the side of the property. A two-

ring electric hob is also in situ with a modern extractor fan over. Space for fridge freezer. Wood effect tiled flooring, inset spotlighting and radiator. Space for large dining table offering a sociable eating area.

DOWSTAIRS BEDROOM 3

11' 11" x 13' 6" (3.64m x 4.13m)

With window to the rear elevation, coving and radiator.

DOWN STAIRS BATHROOM

A recently refitted modern bathroom with wood effect vinyl flooring, wash hand basin, WC, tub style bath with free standing taps and wet wall splash back, large shower cubicle with glass screen and thermostatic shower with wet wall surround. Window to the front elevation, radiator, heated towel ladder and extractor fan.

UTILITY ROOM

9' 8" x 8' 8" (2.97m x 2.66m)

With a range of recently refitted cream wall and base units with wood effect worktop over, tiled floor, stainless steel sink, space and plumbing for washing machine, window to side, coving, radiator and Upvc door for side access and personnel door into garage.



Lounge



Utility



Hall



Staircase

FIRST FLOOR LANDING

A good sized useable space with Velux to side elevation, display unit with glass doors, radiator and doors to all upstairs rooms.

BEDROOM 1

14' 4" x 13' 5" (4.39m x 4.1m)

With window to front elevation and Velux to side elevation, radiator and door to:

DRESSING ROOM / OFFICE

15' 8" x 8' 5" (4.79m x 2.58m)

A perfect addition to the master bedroom which would be perfect for use as a dressing room, home office or gym, with window to side elevation and eaves storage.

BEDROOM 2

12' 3" x 11' 9" (3.75m x 3.59m)

With window to the rear elevation, velux to side, built in wardrobe storage and radiator.

BATHROOM

With Velux to side elevation, vinyl flooring, panelled bath with mixer tap with shower attachment, partially tiled

walls, wash hand basin, W/C and radiator. Door to airing cupboard housing the hot water tank.

OUTSIDE

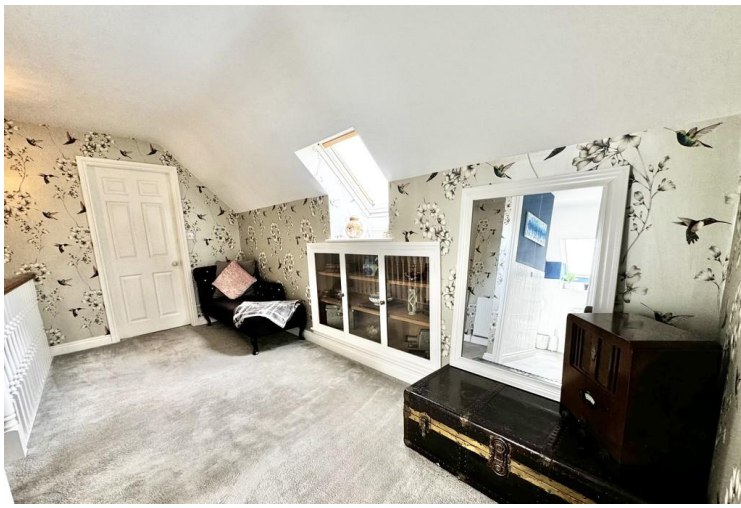
To the front of the property there is a walled courtyard garden which is access over the bridge across the Gypsy Race. A paved frontage offers parking for multiple vehicles. A seating area sits to the left of the property which is a perfect spot to catch the evening sun. Gravelled borders with colourful shrubs and trees are in situ.

To the rear of the property is a South facing private garden with a fenced boundary. A Crazy paving area offers a perfect seating or dining area during the summer months. The rest of the garden is mainly laid to lawn with colourful shrubs and trees edging the space.

GARAGE

19' 0" x 11' 5" (5.81m x 3.49m)

There is an integral single garage, this is of good proportion and has electric, power and lighting connected.



Landing



Bedroom 1



Dressing Room/Office



Bedroom 2

DOUBLE GLAZING

The property benefits from sealed Upvc glazing throughout.

CENTRAL HEATING

The property benefits from oil central heating to radiators. The boiler also provides domestic hot water.

TENURE

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

COUNCIL TAX BAND - E

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

All mains services are available at the property.

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 01262401401

Regulated by RICS



Bathroom



Side Elevation



Patio



Rear elevation



sign



Rear elevation



Garden



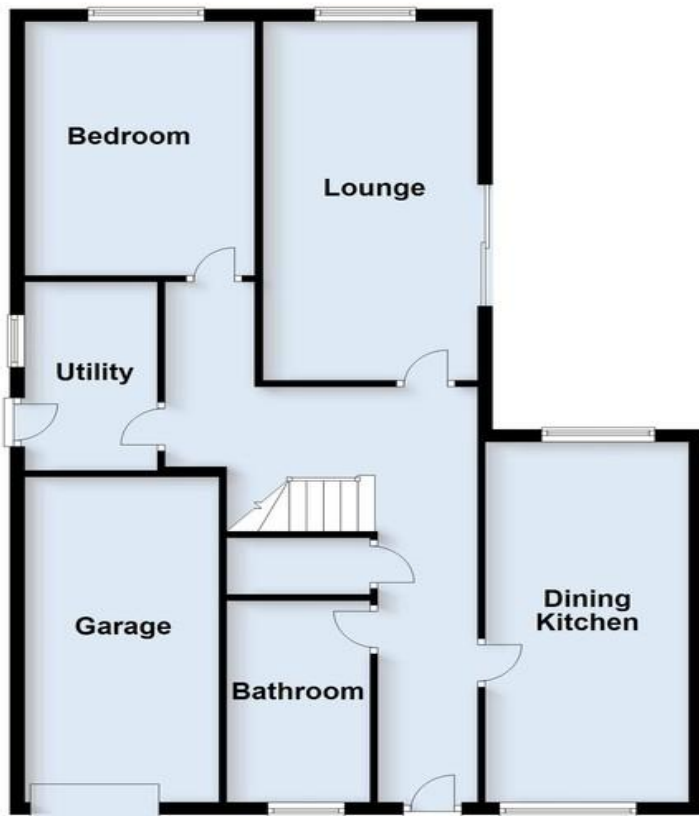
Front Elevation



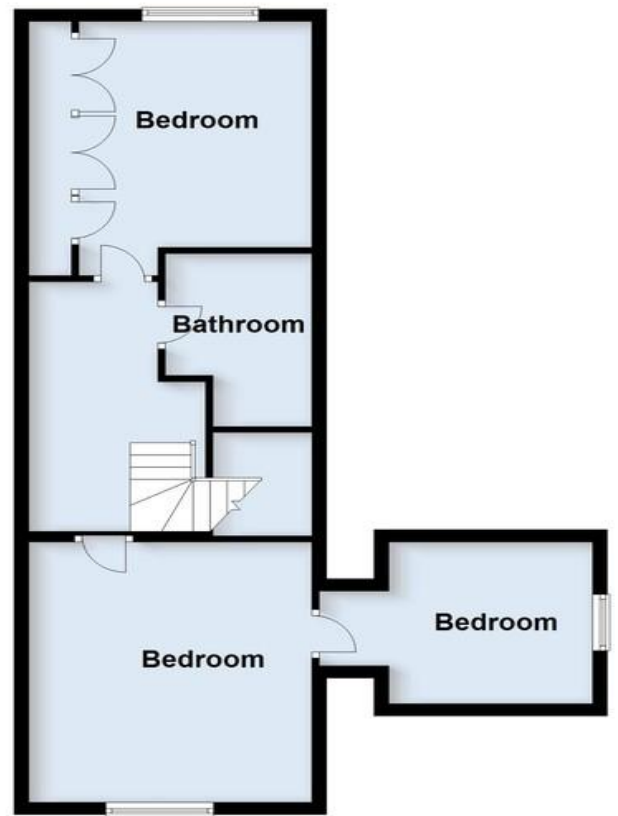
Front Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 177 sq m

Ground Floor

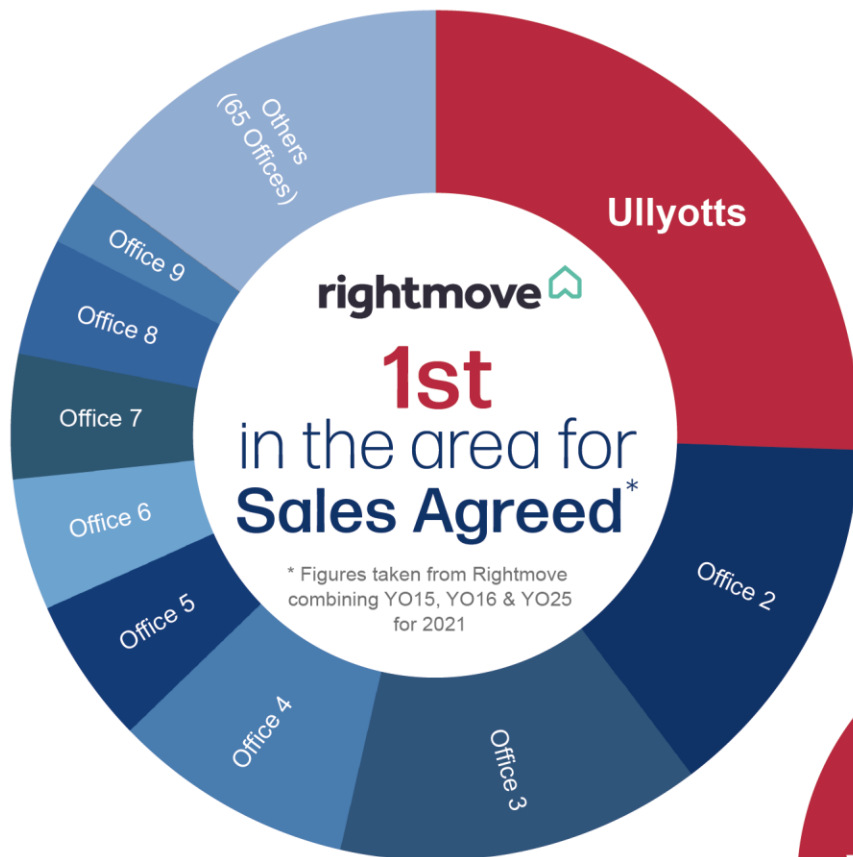


First Floor





Why Choose Ulllyotts?



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**We will never be
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Established in 1891, Ulllyotts know the local market.
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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.

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. ”

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