

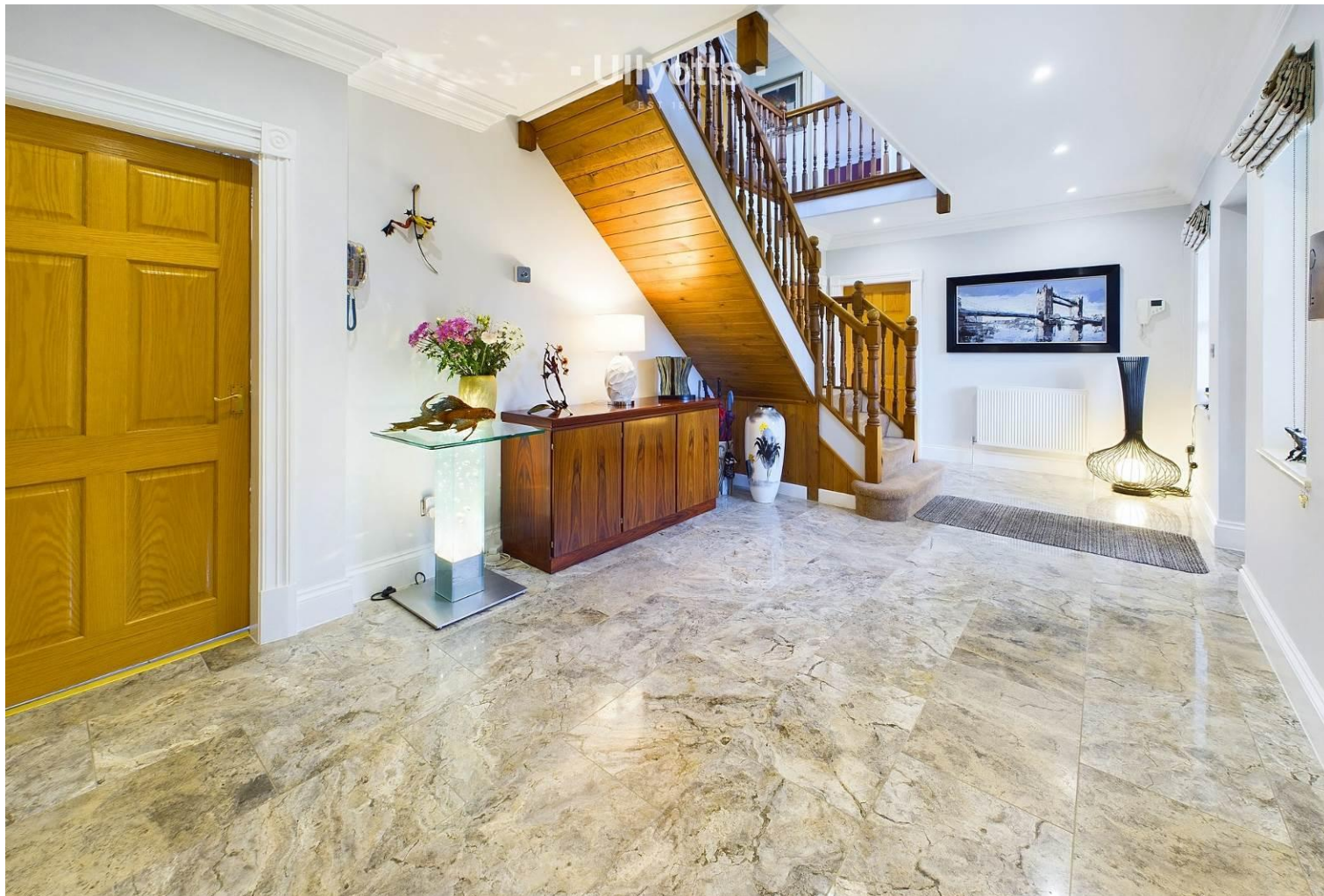


Field House Holme View Court
Burton Agnes
YO25 4NY

GUIDE PRICE

£549,950

4/5 Bedroom Detached House



Entrance Hall

 4/5
  3
  3
  Double Garage
  Gas Central Heating

Field House Holme View Court, Burton Agnes, YO25 4NY

An exclusive development of executive style homes situated in a cul-de-sac location on their own private road named 'Holme View Court'.

The imposing residence occupies a secluded position at the end of the close, with secure remote gated access with video intercom system. The property is further protected with an alarm and video camera system. A block paved driveway leads to a double garage mainly walled and fenced boundaries, large private gardens to front and rear, to the rear the boundaries adjoin open countryside.

The property briefly comprises, entrance hall, cloaks / wc, kitchen, dining room, lounge, conservatory, sitting room, utility room, first floor, galleried

landing, master bedroom with ensuite, bedroom two with ensuite, two further bedrooms and family bathroom. The property also benefits from newly fitted Upvc sash windows.

Situated between Drifffield and Bridlington this delightful village provides the picturesque setting of the village pond, which akin to Burton Agnes Hall attracts many visitors. The Hall is a beautiful 400-year-old Elizabethan house with a charming garden with maze, a wide variety of plants and giant board games. The nearby church is dedicated to St Martin, which is a Norman structure over 800 years old.



Lounge



Feature fireplace



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

22' 1" x 10' 7" (6.73m x 3.23m)

With natural silver travertine flooring, radiator, window to front elevation, coving, ceiling spotlighting and stairs leading off.

CLOAKROOM / WC

5' 6" x 5' 5" (1.68m x 1.65m)

With re-fitted modern vanity wash hand basin, low level wc, radiator, natural silver travertine tiled flooring, part tiled walls, wall mirror, window to side elevation and coving.

KITCHEN

18' 2" x 17' 1" (5.54m x 5.21m)

With natural pippin oak wall, base and drawer units, new professional free standing range style cooker, splash back and extractor, dishwasher, space for fridge and freezer, tiled splash back, granite work surfaces, breakfast bar/ island with storage and granite work surfaces, inset stainless steel sink and granite drainer, window to rear elevation, radiator, coving, ceiling spotlighting, tiled flooring, door to utility room and opening into dining room.

DINING ROOM

18' 6" x 13' 5" (5.64m x 4.09m)

With radiator, coving and bay window to rear elevation.

LOUNGE

28' 0" x 15' 4" (8.53m x 4.67m)

With brick feature fireplace with oak beam housing gas burning stove, stone flagged hearth, coving, two radiators, T V point, bay window to front elevation and French doors to conservatory.

CONSERVATORY

10' 9" x 10' 5" (3.28m x 3.18m)

Upvc and brick construction, French doors to garden, electric panel heater and travertine tiled flooring.

BEDROOM 5 / SNUG

12' 9" x 9' 4" (3.89m x 2.84m)

With TV point, window to front and side, radiator and coving.

UTILITY ROOM

13' 1" x 6' 6" (3.99m x 1.98m)

With range of pippin oak wall and base units, granite work surfaces, tiled splash backs, tiled flooring, space for washing machine, tumble dryer and fridge, side entrance door, storage cupboard housing recently fitted wall mounted energy efficient gas central heating boiler and water softener with 12 years guarantee remaining. Coving and radiator.



Dining room



Bedroom 5 / snug



Conservatory



Master Bedroom

FIRST FLOOR

GALLERY LANDING

22' 0" x 14' 8" (6.71m x 4.47m)

With airing cupboard housing pressurised cylinder, roof ladder access to large boarded loft, coving, radiator, window to front elevation, ceiling spotlighting and doors to.

MASTER BEDROOM

16' 0" x 13' 7" (4.88m x 4.14m)

With range of fitted wardrobes, window to rear elevation, coving, radiator and door to en-suite.

MASTER BEDROOM ENSUITE

12' 8" x 3' 8" (3.86m x 1.12m)

With recently re-fitted modern suite comprising, double shower cubicle, thermostatic shower over, vanity wash hand basin and wc, heater towel ladder, wall mounted touch mirror, tiled walls and flooring, wet wall to shower area, ceiling spotlighting, coving and window to side elevation.

BEDROOM 2

21' 2" x 10' 4" (6.45m x 3.15m)

A beautiful light and airy master suite, with radiator, range of built-in wardrobes, coving, two windows to front elevation, door to en-suite.

BEDROOM 2 ENSUITE

16' 8" x 4' 8" (5.08m x 1.42m)

With recently re-fitted modern suite comprising, double shower cubicle, thermostatic shower over, vanity wash hand basin, low level wc, radiator, wall mounted mirror with touch light, tiled flooring and walls, coving and ceiling spotlighting.

BEDROOM THREE

15' 6" x 14' 3" (4.72m x 4.34m)

With two windows to the rear elevation, radiator and coving.

BEDROOM FOUR

15' 3" x 10' 7" (4.65m x 3.23m)

With two windows to front elevation, radiator, range of fitted wardrobes and TV point.

FAMILY BATHROOM

18' 1" x 7' 2" (5.51m x 2.18m)

With recently re-fitted suite, double shower cubicle, thermostatic shower over, glass shower screen, vanity wash hand basin, wall mounted wc, beautiful 'statement' bath with oak feet, free standing taps, coving, ceiling spotlighting, fully tiled and window to rear elevation.



Master Ensuite



Master Ensuite



Bedroom 2



Bedroom 2 Ensuite

OUTSIDE

With double remote painted wrought iron gates leading to double garage over a block set driveway with parking for many cars. Gardens to the front are mainly laid to lawn with gravelled border, water features, pathways, trellis and mainly walled, garden arbour with seating areas. To the rear the garden has a large lawn, south facing aspect, summer house with garden shed attached, patio, seating areas, secure fenced boundaries with shrubs, very private garden. Outside lighting and outside tap.

GARAGE

Approached over a brick set driveway. A brick built double garage with pitched tiled roof, newly fitted twin Horman roller doors fob operated with emergency back up to the front, power and light connected.

TENURE

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

ENERGY PERFORMANCE CERTIFICATE - RATED C

COUNCIL TAX BAND - F

SERVICES

Sewerage is to shared biodisc located on neighbouring property

Has water, gas and electricity

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.



Bedroom 2 ensuite



Bedroom 3



Bedroom 4



Family bathroom shower



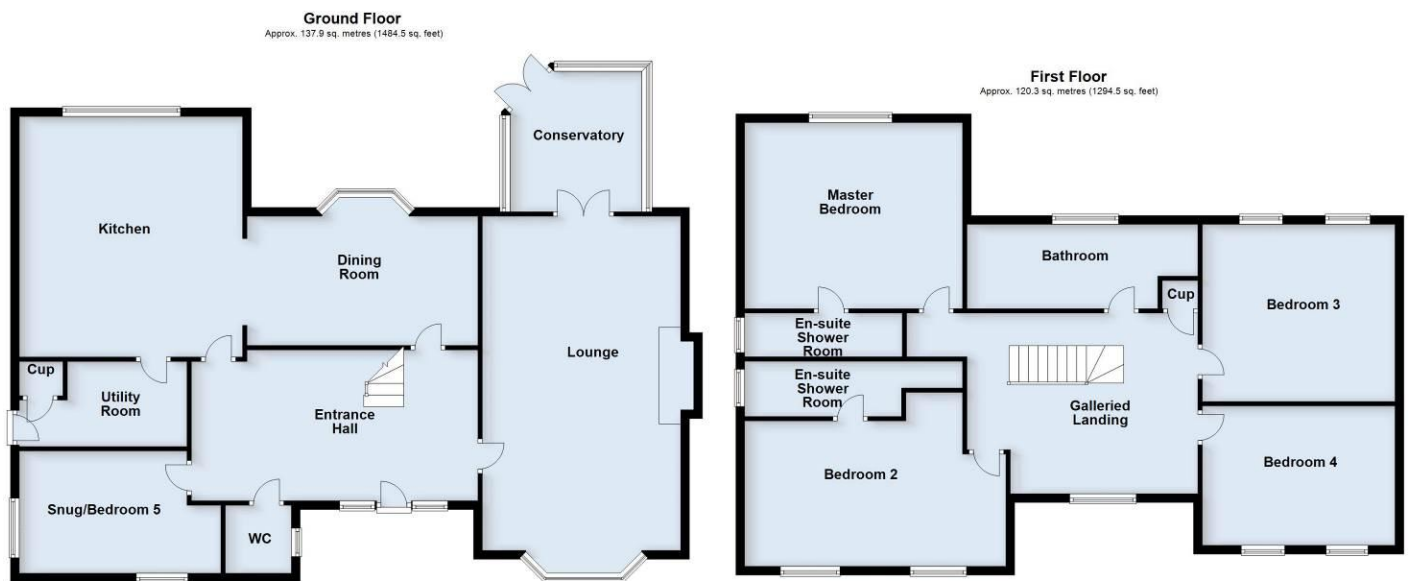
Landing



Family Bathroom



The stated EPC floor area, (which may exclude conservatories),
is approximately 286 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. ”

■ Ulllyotts ■

EST 1891



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