

**The Ridings, Long Street, Rudston, Driffield,
East Riding of Yorkshire, YO25 4UH
Offers over £475,000**

The Ridings is a sizeable four bed detached property, with approximately a third of an acre garden, situated in the quiet village of Rudston. The property boasts amazing countryside views from every aspect. The home has been built to a very high standard and includes a detached double garage and a stunning open plan kitchen/ dining/ living area.

The property briefly comprises; entrance hallway, guest cloakroom, office, snug, open plan kitchen/dining/living room, utility room, master bedroom with ensuite, three further double bedrooms, second ensuite and house bathroom. Externally the property sits on a generous plot with garden to the rear mainly laid to lawn and a gravelled area. The property also benefits from a private gated driveway providing ample off road parking.

Rudston is a small village and civil parish in the East Riding of Yorkshire. It is situated between Driffield and Bridlington approximately 6 miles west of Bridlington, and lies on the B1253 road. The Gypsy Race (an intermittent stream) runs through the village, which lies in the Great Wold Valley. The Rudston Monolith stands in the Rudston Parish Church of All Saints. At over 25 feet tall, it is the tallest standing stone in England, and gave the village its name; it is Grade I listed.

EPC rating B

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>82</p> <p>63</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01377 310077 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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ENTRANCE HALL

Composite door and windows to front aspect, radiator, power points, tiled flooring, vertical blinds and stairs to first floor landing.

GUEST CLOAKROOM

Window to side aspect, tiled flooring, low flush WC, wash hand basin with vanity unit, tiled splashback and extractor fan.

OFFICE

10'9 (max) x 7'10 (into bay) (3.28m (max) x 2.39m (into bay))

Bay window to front aspect, radiator, telephone point, power points, laminate flooring, fuse box and venetian blinds.

SNUG

17'4 x 13'11 (5.28m x 4.24m)

Bay window to front aspect, window to side aspect, TV point, power points, venetian blinds and vertical radiator.

OPEN PLAN KITCHEN/ DINING/ LIVING ROOM

30'4 x 23'11 (9.25m x 7.29m)

Full length windows to rear aspect, windows to side aspects, sliding doors to rear aspect, tiled flooring, five vertical radiators, range of full length wall units and base units with quartz worktops, sink and drainer unit, tiled splashback, freestanding fridge/freezer, two built-in electric ovens, microwave, induction hob built-in island unit, extractor hood, bar stools, power points and spotlights.

UTILITY ROOM

8'6 x 5'7 (2.59m x 1.70m)

Door to side aspect, tiled flooring, range of base units, freestanding washing machine, dishwasher, power points, radiator, gas combination boiler and extractor fan.

FIRST FLOOR LANDING

Full length window to front aspect, radiator and power points.

MASTER BEDROOM

14'11 x 13'8 (4.55m x 4.17m)

Windows to rear aspect, two radiators, TV point and power points.

MASTER ENSUITE

Opaque window to side aspect, tiled flooring, heated towel rail, enclosed shower cubicle with electric shower, low flush WC, wash hand basin in vanity unit, mirror, part tiled walls, extractor fan and spotlights.

BEDROOM TWO

13'9 x 10'11 (4.19m x 3.33m)

Window to front aspect, radiator and power points.

BEDROOM TWO ENSUITE

Tiled flooring, heated towel rail, enclosed corner shower enclosure with electric shower, low flush WC, wash hand basin in vanity unit, mirror, part tiled walls, spotlights and extractor fan.

BEDROOM THREE

15'2 x 9'7 (4.62m x 2.92m)

Window to front aspect, radiator, power points and venetian blinds.

BEDROOM FOUR

14'11 x 9'1 (4.55m x 2.77m)

Window to rear aspect, radiator and power points.

HOUSE BATHROOM

Window to rear aspect, tiled flooring, four piece suite comprising of roll top bath with mixer taps, shower enclosure with thermostatic mixer shower with rainfall head, low flush WC, wash hand basin in vanity unit, mirrors, part tiled walls, extractor fan, venetian blinds, wall mounted storage unit and spotlights.

GARDEN

Approximately a third of an acre, mainly laid to lawn, gravel area, outside sockets and security lights to garage and house.

GARAGE

19'1 x 16' (5.82m x 4.88m)

Detached double garage with power and lighting, double doors to front aspect and window to side aspect.

OUTSIDE STORE/ WORKSHOP

18'1 x 16' (5.51m x 4.88m)

Door to side aspect and window to rear aspect.

PARKING

Ample off-road parking on gated gravel driveway.

TENURE

We understand that the property is freehold.

SERVICES

Mains gas zoned central heating system, electricity and water. Waste management system.

ENERGY PERFORMANCE CERTIFICATE

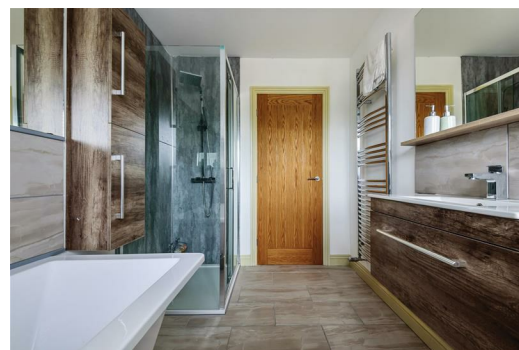
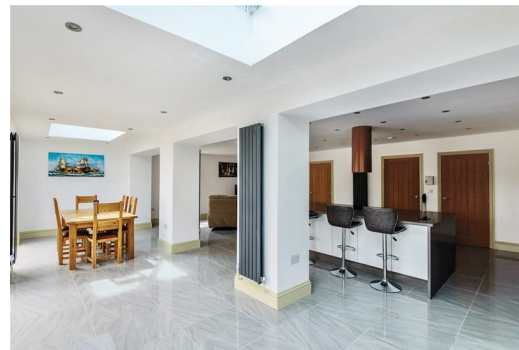
The energy performance rating is B.

COUNCIL TAX BAND

The council tax banding is F.

ADDITIONAL INFORMATION

The vendor has informed us the property is of a timber frame construction and is brick clad. The property comes with a six year warranty.



The Ridings, Long Street, Rudston, Driffield, YO25

Approximate Area = 2217 sq ft / 206 sq m

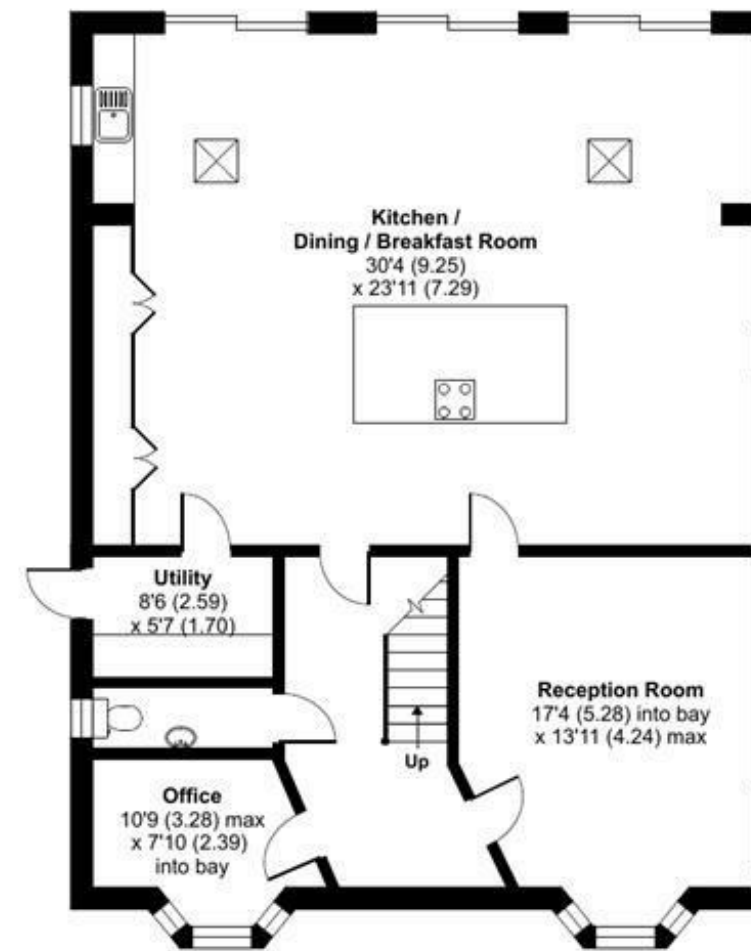
Outbuilding = 613 sq ft / 57 sq m

Total = 2830 sq ft / 263 sq m

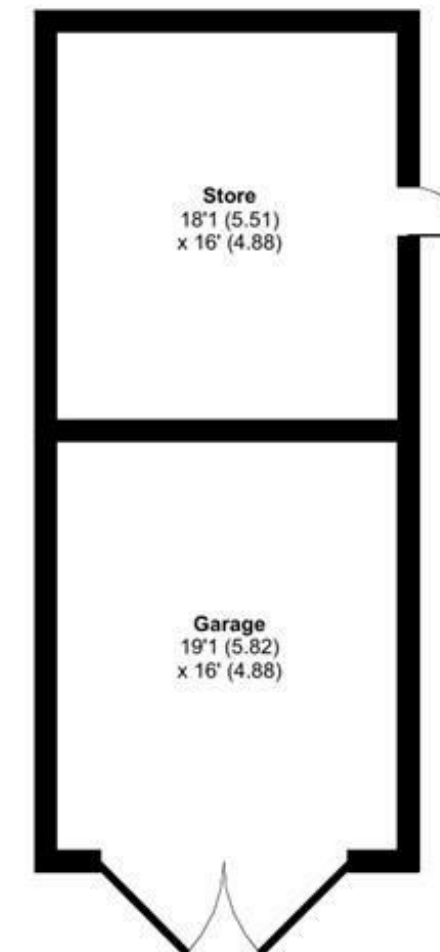
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Willowgreen Estate Agents. REF: 888984

