

# linkagency

1 Bedroom Cottage for Sale

£140,000

1 Alderson Mews, Main Street, North Frodingham, YO25 8JX



## KEY FEATURES

- SPACIOUS, FULLY FURNISHED, 1 BEDROOM COTTAGE
- PRETTY WOLDS' VILLAGE : DRIFFIELD 5.8 MILES ; EAST YORKSHIRE COAST 9 MILES; BEVERLEY 13 MILES
- EXCELLENT ,MOVE-IN READY CONDITION
- HOT TUB
- PARKING
- GOOD SIZE, LOW MAINTENANCE REAR GARDEN
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- CURRENTLY A VERY SUCCESSFUL HOLIDAY LET

### HEAD OFFICE

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## GENERAL DESCRIPTION

This fabulous, fully furnished, fully equipped, immaculately presented, ready to move-into, 1 bedroom, country cottage is located in the pretty, rural wolds village of North Frodingham, just 9 miles from the East Yorkshire coast and 5.5 miles southeast of the market town of Driffield, known as the capital of the wolds. The village is noted for its historic church St Elgins and the picturesque Frodingham Beck and landing which is part of the Driffield canal navigation system which is navigable by small craft.

The village also has a primary school, a village hall and a pub, The Blue Post Inn. The nearby village of Brandesburton, a 6 minute drive away, provides a convenience store and pubs serving real ales and some traditional Yorkshire fayre. The pretty seaside town of Hornsea is a short drive away, 17 minutes approximately.

## ENTRANCE HALLWAY

Upvc front door - Shelving - Coat hooks

## SHOWER ROOM

7'5" x 5'7"

Fitted shower cubicle with glass door - Mains shower - Low flush WC - Wash hand basin set on single cupboard unit - Chrome towel radiator - Tiled splashback - Built-in storage cupboard

## OPEN PLAN LOUNGE / DINING AREA

14'7" x 13'3"

Dining area with double french doors to the rear garden - Dining table with chairs - Large sofas - Feature fire place with electric fire - Wall mounted TV - Occasional table

## KITCHEN AREA

8'9" x 8'7"

Fully fitted, contemporary, cream coloured base and eye level units with contrasting composite worktop - Integrated appliances: electric oven, gas hob, stainless steel extractor hood, microwave, fridge/freezer, washing machine - Stainless steel sink with monochrome mixer tap - Crockery, pans and utensils - Aspect to the rear

## BEDROOM

13'3" x 8'3"

Double room: double bed and linen, wardrobe - Aspect to the rear

## GARDEN

Fully landscaped - High vertical panel fencing to 2 sides - Gate to rear parking space - Patio area - Gravel area - Hot tub - Summer house

## PARKING

Parking space to the rear of the property reached from Main Street

## EXTRA DETAILS

Gas central heating

Upvc double glazing



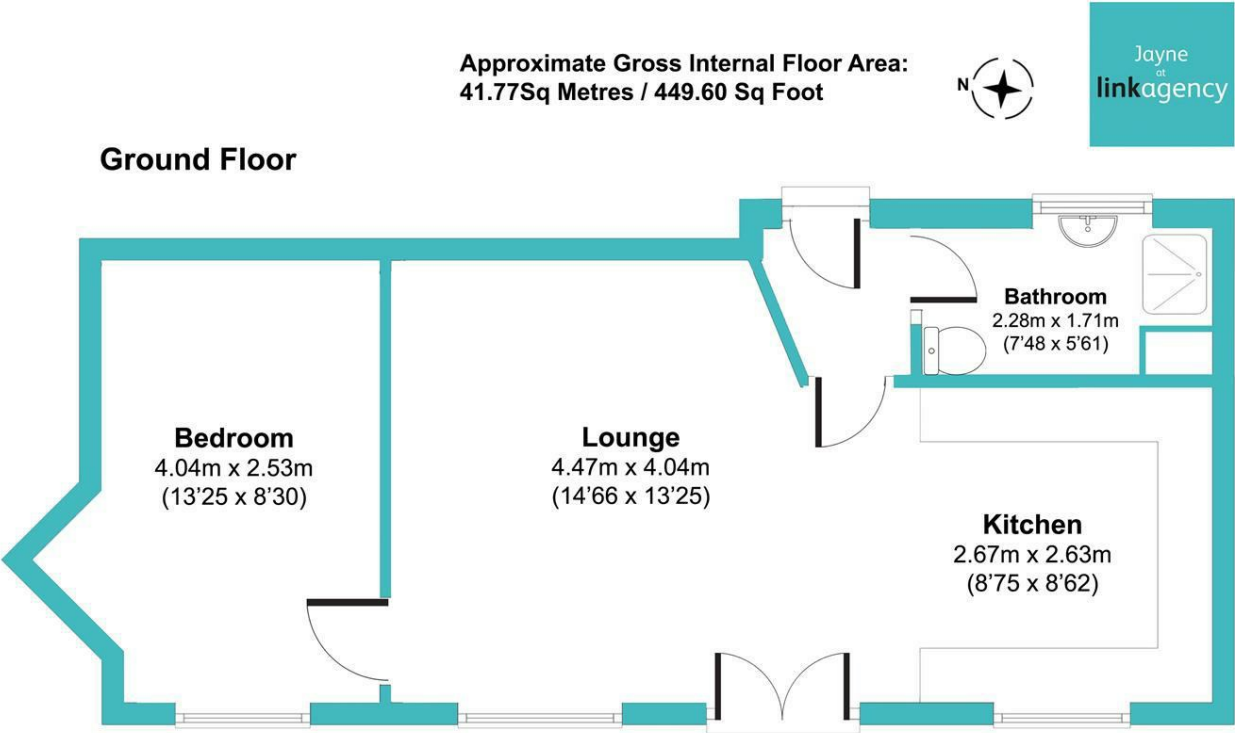












Disclaimer: Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer

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