

linkagency

1 Bedroom Commercial for Sale

£140,000

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



KEY FEATURES

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

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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GENERAL DESCRIPTION

This fabulous, fully furnished, fully equipped, immaculately presented, 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

Future bookings have been made

Revenue reports/ predictions available on request



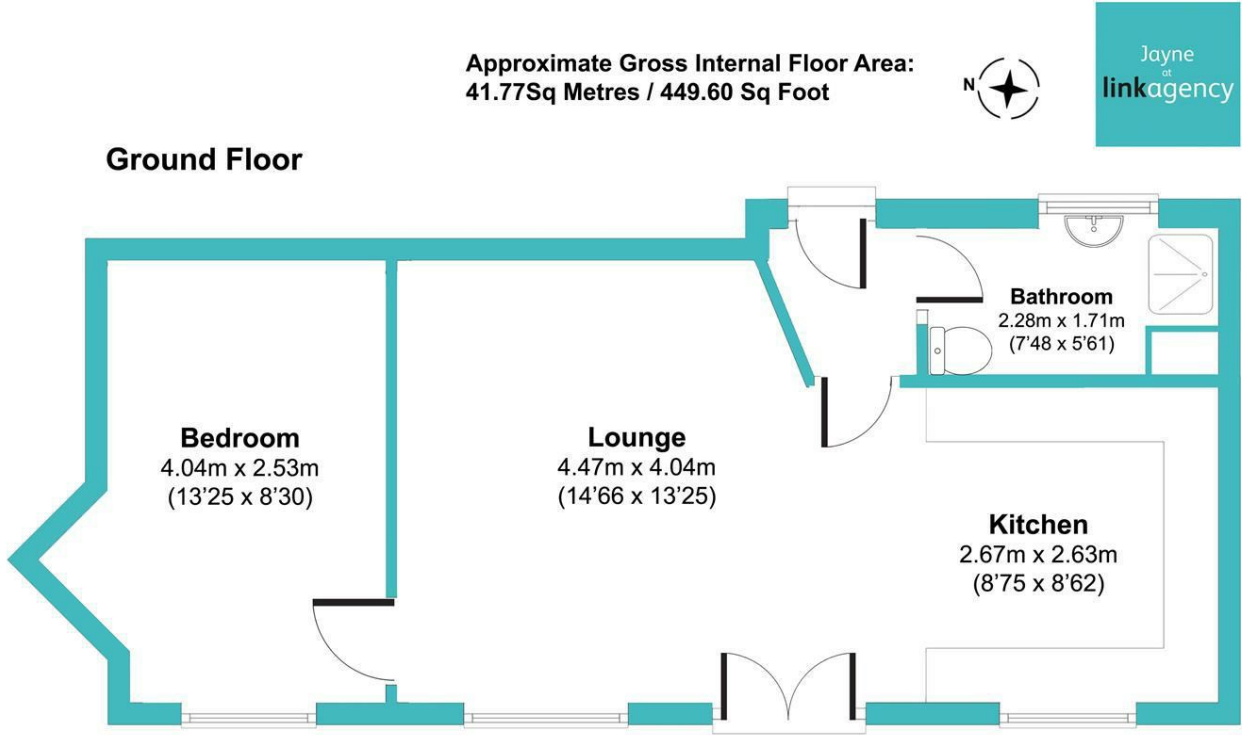
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Disclaimer: Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

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

Disclaimer

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