



99 Main Street, North Frodingham

£475,000

- Detached Bungalow
- Over 1800 Sq Ft Accommodation
- Grounds of 0.37 Acre
- Superb Kitchen
- 3 Reception Rooms
- En-Suite & Family Bathroom
- Double Garage
- Double Car Port
- EER 66 (D)

An extraordinary detached bungalow extending to over 1,800 square foot within grounds of 0.37 acre.

99 Main Street was purchased by the present owners in spring 2018 as a tired, unloved bungalow. Since then, the present owners have carried out a comprehensive programme of works which has seen the house significantly extended, reconfigured and the entire house modernised throughout.

The major works started in 2019 following a successful planning application for a single storey extension adjoining the rear elevation. The extension creates a garden room and lounge with the kitchen now repositioned centrally within the bungalow. The property is further enhanced by a brand new central heating system, re-wiring and new fuse box, re-plastered, new flooring, oak framed doors along with new uPVC front and side doors.

The property welcomes you through the front door, which leads into an entrance hallway with the bedroom accommodation to either side. When the present owners and architect designed the new layout of the property, they focused on having the bedrooms to the front and the living accommodation central and towards the rear.

The property is enhanced by three well proportioned double bedrooms, all benefitting from a range of built in fitted wardrobes, double glazed window and central heating radiator. The principal bedroom is located to the right, being complemented by a walk-in wardrobe and en suite. Four windows provide an abundance of natural light making this a very light and airy bedroom.

To the opposing side is bedroom two, again very well proportioned in size with a full range of built in wardrobes to one side and French doors leading to the rear garden and beyond. Bedroom three is double in size and is currently occupied as a home office.

The house bathroom comprises a traditional three piece suite with vanity hand wash basin, back to wall wc and chrome heated towel rail.

A central hallway leads through into a dining room before merging into the beautiful open plan kitchen, which is undoubtedly the hub of the home. The present owners spent a considerable amount of time designing the layout of the kitchen, maximising space and selecting colour choices. The kitchen is very much a bespoke design, tailored to equip a range of integrated appliances and focused round a large island. The dove grey colour shaker style units contrast well with black granite work surfaces with a darker grey central island with the quartz worktops above.

Located off the kitchen is a small enclosed porch with a built in shoe cupboard and side access to the rear garden and beyond.

The garden room, positioned just off the kitchen, forms part of the single storey extension work completed by the present owners and merges seamlessly from the kitchen. French doors lead to the outside. The formal lounge was created as part of the extension and is a delightful room, generously proportioned and providing pleasant views overlooking the beautiful rear garden and fields beyond. There is a gas fire set on a marble hearth with an exposed wooden beam above. This room is without doubt the vendors favourite room and one to unwind and relax in.

Externally the property will be found along Main Street and in turn leads through timber framed gates into a substantial gravelled courtyard area for parking. A detached garage and double car port will be found to the right having power and lighting connections inside. Inside the garage, the present owners have created an enclosed store room as per the floorplan enclosed within these particulars.

The garage poses an excellent opportunity for redevelopment into ancillary accommodation or granny annexe style property, subject to planning permission. Access is via a side door from inside one of the two car ports to the left hand side.

The grounds of the property extend to 0.37 acre within it's entirety, and sits on the fringes of open countryside to the rear. The plot is largely made up of lawn with meticulous borders and enclosed fenced boundaries to all sides. A number of tall and established trees and a variety of shrubs, fruit trees and colourful plants line the boundaries. Situated in the top left corner of the garden is a timber framed summerhouse with a decked area to the front and a power connection. A green house and shed are also included.

The present owners continued their renovation works outside by creating a landscaped area with a newly laid patio leading around the rear elevation and to the side. A low level brick wall separates the patio and raised lawned garden.

The property represents a wonderful opportunity to acquire such a beautiful extended home, which undoubtedly will appeal to a variety of prospective purchaser(s). Properties of this size and nature, occupying such generous grounds with further scope and potential for an annexe, are rarely presented to the open market and the sale of this property provides one of those increasingly rare opportunities.

EER- 66 (D)

Tenure - Freehold

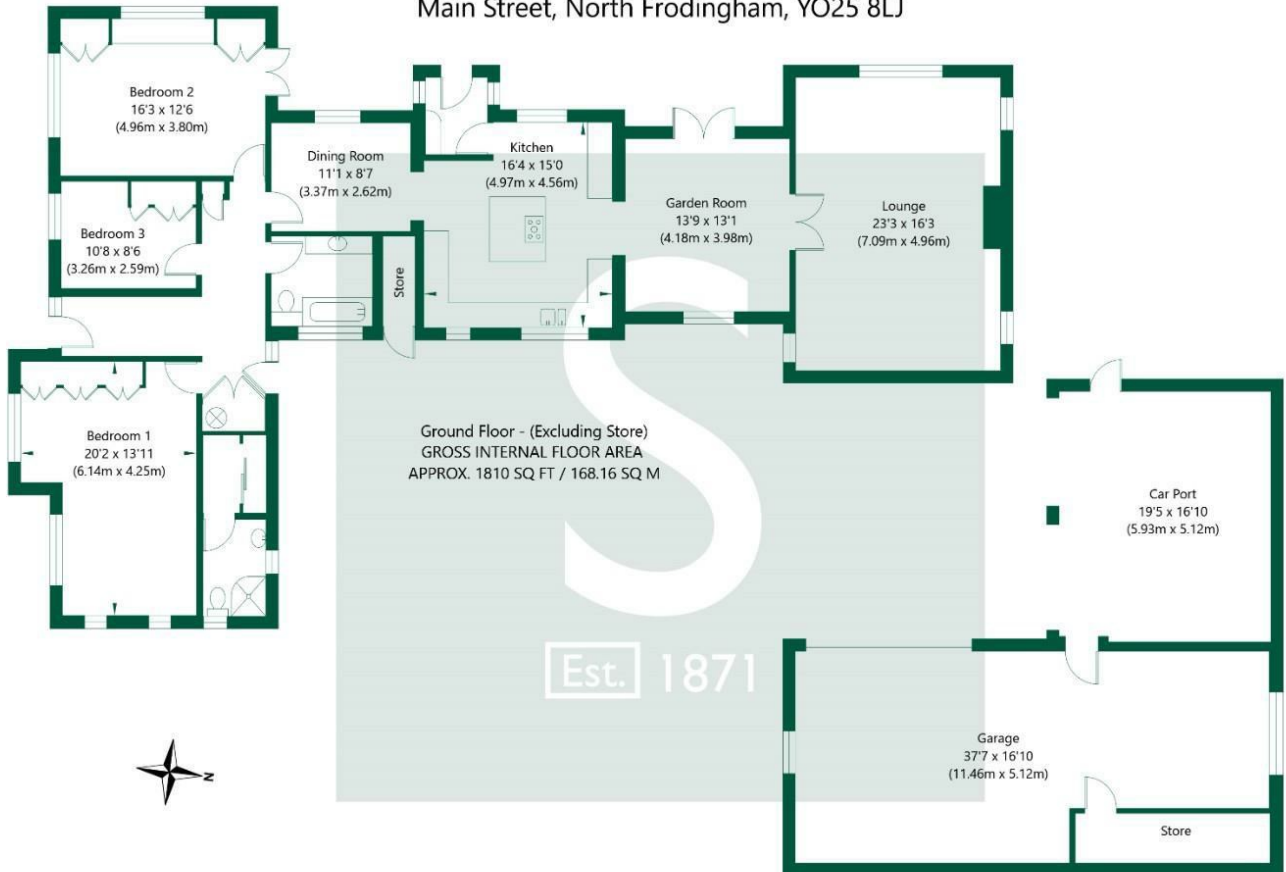
Council Tax - East Riding of Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Main Street, North Frodingham, YO25 8LJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1810 SQ FT / 168.16 SQ M - (Excluding Stores, Garage & Car Port)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

York 01904 625533
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731
 Haxby 01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

N Lawrence

