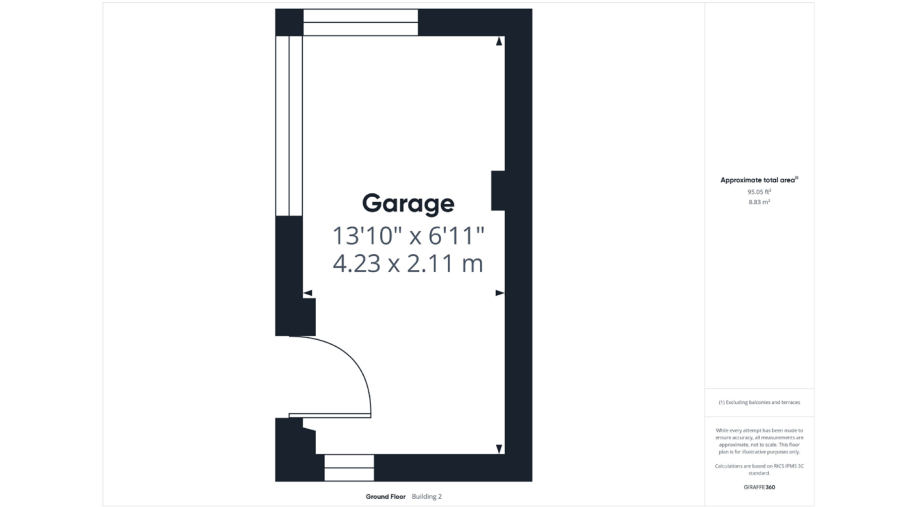


Floor 1

Building 1



SERVICES
Oil-fired central heating, mains water and electricity are connected but have not been tested. Drainage is to a private drainage system.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Payable to the East Riding of Yorkshire Council, currently shown as listed in Council Tax Band 'E'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Offers In The Region Of **£425,000** **Wold Rise,**
Foston-on-the-Wolds, YO25 8BJ



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Wold Rise, Foston-on-the-Wolds, East Yorkshire, YO25 8BJ

An established, highly individual and versatile detached chalet bungalow standing on an excellent plot of over one-third of an acre within this sought-after conservation Village. The property, which was designed by renowned architects Francis Johnson & Partners, is fully double-glazed, oil centrally heated, and has been generally well-maintained; however, an ongoing purchaser might want to update some of the internal fittings to suit their own taste. The accommodation layout will appeal to purchasers with one eye on the future due to the ground-floor bedroom and shower room.

LOCATION

Foston on the Wolds is a picturesque and unspoilt Wolds village located in an excellent position for access to the surrounding Towns and Cities. Driffield is a traditional market town that has earned its title as capital of the Wolds by virtue of its central position within East Yorkshire. The town provides good shopping, recreation, schooling and transport amenities with a more comprehensive range available in the large Towns of Beverley and Bridlington.

THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH

With a tiled floor and a built-in cloak cupboard.

ENTRANCE HALL

With a staircase leading off, an under-stairs cupboard, a dado rail, a telephone point and a double radiator.

LIVING ROOM

With an Adam-style fireplace and marble hearth, two double radiators, coving to the ceiling, a TV aerial point and French doors to the garden.

DINING ROOM

With a double radiator and coving to the ceiling.

KITCHEN

Fitted with a range of medium oak units including base, wall and drawer units, integrated double oven, ceramic hob, plumbing for a dishwasher, TV aerial point, breakfast area, ceramic tiled floor and double French doors to the conservatory.

CONSERVATORY

With a wooden floor, UPVc double-glazed windows and double doors to the garden. Fitted blinds to the ceiling.

UTILITY ROOM

With sink unit, base units, larder cupboard, plumbing for an automatic washing machine, space for a tumble dryer, ceramic tiled floor, double radiator and side entrance door

BEDROOM ONE

With a double radiator and coving to the ceiling.

SHOWER ROOM

With a corner shower cubicle, a low-level WC, a pedestal wash hand basin, half-tiled walls, an extractor fan and a radiator.

ON THE FIRST FLOOR

LANDING

With a double radiator, dormer window giving views of the open countryside, and a built-in storage cupboard.

BEDROOM TWO

A good-sized double bedroom with built-in wardrobes, a TV aerial point, two radiators and a dormer window giving views of the open countryside

BEDROOM THREE

With a double radiator and access to the roof space.

BATHROOM

With three three-piece suite including an encased bath, low-level WC, pedestal wash hand basin, half-tiled walls, double radiator and extractor fan.

OUTSIDE

The property stands well back from the road on a large plot in the centre of the village, and benefits from a private drive to the front providing parking and turning space as well as giving access to the adjoining garage (17'4" x 15') with electric remote operated roller door, power and light connected and personal doors to the front and rear. There is also a good-sized area of lawn to the front.

To the rear is a large, mature garden with a paved patio, extensive lawns with random borders, a greenhouse and a brick garden shed.

