



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric.

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

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**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.



**Guide Price**  
**£465,000**

**3 Foston Lane,**  
**North Frodingham, YO25 8JZ**



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**Dee Atkinson & Harrison**





# 3 Foston Lane, North Frodingham, YO25 8JZ

## DESCRIPTION

3 Foston Lane, is a four bedroom property which is sat on 0.9 acres including a paddock. This charming home has been extended by the current vendors to create versatile living to the ground floor offering an additional downstairs bedroom and living area which could be altered and changed to suit any potential buyer. The property retains a delightful cottage style throughout whilst being warm and welcoming the moment you step through the door. The accommodation is spacious both internally and externally with the outside being the main focal point. The landscaped gardens are maincured and beautifully appointed offering a great outdoor space for those who enjoy being outdoors. Located in a sought after village location, we highly recommended viewings to fully appreciate it's unique feel.

## LOCATION

North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Drifffield. Well placed for access to the East Yorkshire Coast, the village is also within comfortable commuting distance of the city of Hull and the historic town of Beverley. Within the village, there is a public house, active village hall, mechanic and primary school. Additional facilities are readily available in the nearby villages of Beeford and Brandesburton including a GP practice and surgery in Beeford.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL- 3'0 (0.93m) x 13'6 (4.12m)

Door and window to the front aspect, exposed beams, dado rail, built in cupboards, terracotta tiled flooring, radiator and power points.

### SNUG- 13'0 (3.98m) x 11'9 (3.60m)

A versatile reception room with window to the front aspect, exposed beams, oak staircase leading to the first floor landing, open fireplace with hearth, mantle piece and surround, terracotta tiles, radiator and power points.

### LOUNGE- 13'10 (4.24m) x 27'6 (8.38m)

Spacious living area with windows to the front aspect, exposed beams, log burning stove with mantle piece and stone hearth, original wooden flooring, radiator, TV point and power points.

### CONSERVATORY- 6'9 (2.07m) x 11'11 (3.64m)

French doors to the rear aspect and window to the side aspect, tiled flooring, radiator and power points.

### KITCHEN/BREAKFAST AREA- 8'0 (2.44m) x 22'9 (6.95m)

Country cottage kitchen with windows to the rear aspect, tiled splash back, a range of solid wood wall and base units, one and a half sink with drainer unit, Aga with brick surround, space for white goods, electric oven, electric hob, extractor hood, terracotta tiled flooring, radiator and power points.

### UTILITY ROOM- 7'11 (2.42m) x 7'7 (2.32m)

Wall mounted boiler, storage cupboard, partially tiled walls, terracotta tiled flooring and power points.

### PANTRY- 5'0 (1.52m) x 5'1 (1.56m)

Window to the side aspect, built in shelving, space for white goods, terracotta tiled flooring and power points.

### BATHROOM- 7'6 (2.29m) x 13'4 (4.08m)

Opaque window to the side aspect, exposed beams, built in cupboards, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, panelled bath, terracotta tiled flooring and radiator.

### LIVING ROOM- 10'0 (3.05m) x 14'0 (4.27m)

Door and window to the side aspects, velux windows to the side aspect, solid wood flooring, radiator and power points.

### BEDROOM FOUR- 11'5 (3.49m) x 14'0 (4.28m)

French door to the rear aspect, window to the side aspect, vaulted ceiling, solid wood flooring, electric wall mounted radiator and power points.

### FIRST FLOOR LANDING- 5'4 (1.64m) x 13'3 (4.04m)

Opaque window to the front aspect, exposed beams, partially panelled walls, laminated flooring and power points.

### BEDROOM ONE- 14'6 (4.42m) x 14'2 (4.33m)

Windows to the front and rear aspect, exposed beams, fitted carpets, radiator and power points.

### BEDROOM TWO- 13'10 (4.23m) x 12'1 (3.71m)

Window to the front and rear aspect, exposed beams, panelled walls, fitted carpets, radiator and power points.

### BEDROOM THREE- 14'8 (4.48m) x 9'7 (2.93m)

Leading on from the second bedroom is another double room with window to the rear aspect, exposed beams, fitted carpets, radiator and power points.

### WALK IN WARDROBE- 14'8 (4.48m) x 4'10 (1.48m)

Exposed beams, fitted carpets and radiator.

## GARDEN

Standing on a large plot, the garden is West facing and is mainly laid with lawn. There are a few separate patio seating areas with one that houses a barbeque. The garden is stunning with an orchard housing a range of mature fruit trees, planted flowers and shrubs and a beautiful high quality greenhouse with attached potting/tool shed. To the bottom of the garden is the paddock which has a wildflower meadow and pond with summerhouse to sit and enjoy the wildlife along with polytunnel to grow fruit and vegetables offering a self sufficient lifestyle.

## OUTBUILDINGS

There are a series of outbuildings to the property which have been altered and upgraded by the current vendors. The first one is a double storey workshop measuring at 23'9 (7.26m) x 13'1 (4.01m) which has power and lighting with stairs leading up to an additional storage space with another sepearate storage space attached. Continuing on from this is:

### SHOWER ROOM- 8'4 (2.56m) x 12'5 (3.79m)

A shower/utility room with door and window to the front aspect, low flush WC, shower cubicle, sink with drainer unit, plumbing for washing machine, space for dryer, wet wall panelling, rubber flooring and power points.

### OFFICE ROOM- 15'0 (4.58m) x 12'5 (3.78m)

Door and window to the front aspect, insulated walls and ceiling with power and lighting.

### CAR PORT- 29'9 (9.09m) x 11'5 (3.51m)

Space to house three cars which also has power and lighting.

### GYM- 8'6 (2.61m) x 8'2 (2.51m)

The current vendors has converted one of the outbuildings to a home gym. It has door to the front aspect with window to the side, insulated roof, power and lighting.