



9 Church Row
Wold Newton
YO25 3YG

GUIDE PRICE

£175,000

2 Bedroom End-Terrace House



Lounge Area



2



1



1



On Road
Parking



Electric Heating

9 Church Row, Wold Newton, YO25 3YG

Occupying an elevated end-of-terrace position, this charming home offers an open-plan ground floor comprising lounge, dining and kitchen areas, centred around a feature log burner. To the first floor are two bedrooms and a shower room, while to the rear is a sunny courtyard garden with an additional piece of garden beyond and a brick-built storage shed. A great option for those looking to downsize, first-time buyers or investors seeking a property in a desirable village setting.

The property itself is situated on Front Street, which runs through the heart of this attractive village, with the Village Green, local amenities and village pub all within easy reach.

The picturesque village of Wold Newton is centred around its attractive Village Green and Pond, through which the Gypsy Race flows. The village has a charming and historic character, with All Saints Church tucked away amongst mature trees, while Wold Newton Community Centre, originally built as a Wesleyan Centenary Chapel in 1839, provides a hub for local activities. The village also benefits from its own primary school, the popular Anvil Arms public house and a friendly community atmosphere, with further amenities available in the nearby towns of Bridlington and Scarborough. On the outskirts of the village, a brick column marks the site where a meteorite famously crashed to earth on 13th December 1795.



Open Plan Lounge/Dining/Kitchen



Fireplace



Kitchen Area



Kitchen Area

Accommodation

ENTRANCE

The property is entered via a uPVC door, opening directly into the open-plan lounge, dining and kitchen area.

OPEN LOUNGE/DINING/KITCHEN

24' 11" x 10' 5" (7.62m x 3.19m)

The lounge area features a window to the front elevation, with a striking brick-built fireplace providing a focal point and housing an inset log burner. Wood-effect laminate flooring continues throughout the ground floor, while an electric radiator, central light fitting and wall lighting complete the space. There is ample room for a dining table, with the lounge and dining areas flowing seamlessly into the kitchen.

KITCHEN AREA

The kitchen is fitted with a range of 'shaker style' wall, base and drawer units with wood-effect worktops over and tiled splashbacks. Integrated

appliances include a fridge freezer, washing machine and electric oven with hob, extractor fan and a composite sink and drainer with mixer tap. A window to the rear elevation, providing plenty of natural light, along with inset spotlighting, while a glazed uPVC door with inset blind gives access to the rear garden. The open-plan layout also provides an understairs storage cupboard and stairs leading to the first-floor landing. A water heater, discreetly housed within one of the kitchen cupboards, provides hot water to the kitchen and shower room taps.

FIRST FLOOR LANDING

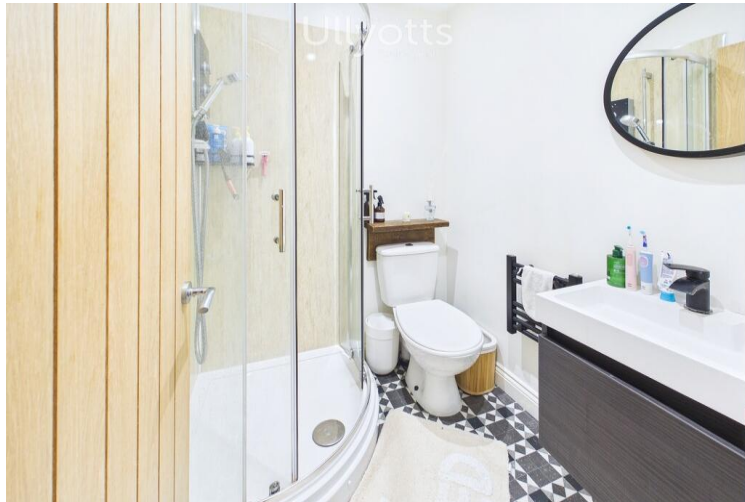
The first-floor landing provides access to both bedrooms and the shower room, together with a loft hatch providing access to the roof space.



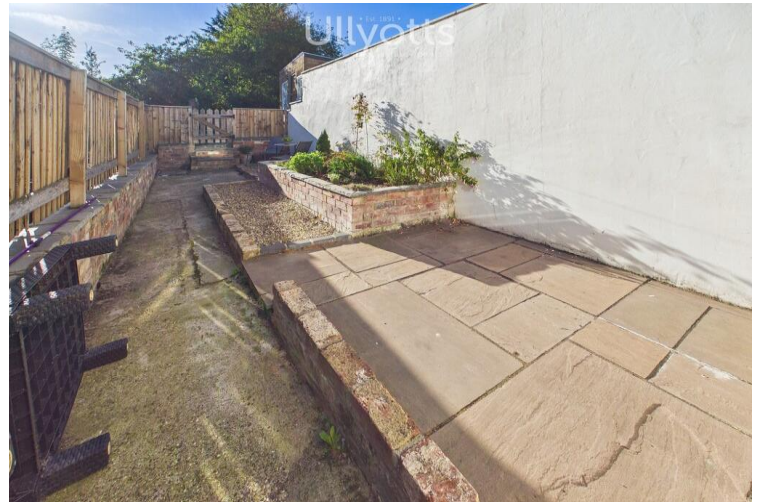
Bedroom 1



Bedroom 2



Shower Room



Rear Yard

BEDROOM 1

11' 7" x 10' 6" (3.54m x 3.22m)

The master bedroom benefits from a window to the front elevation, allowing plenty of natural light, together with an electric radiator.

BEDROOM 2

7' 11" x 7' 9" (2.42m x 2.38m)

The second bedroom offers a window to the rear elevation, allowing natural light into the room, together with an electric radiator.

SHOWER ROOM

4' 11" x 4' 9" (1.51m x 1.46m)

The shower room is fitted with a corner shower enclosure with sliding doors, an electric shower and wet-wall surround, together with a vanity wash hand basin and WC. Tiled-effect vinyl flooring and a mini heated towel ladder complete the room.

HEATING

Electric heating

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

On street parking.

OUTSIDE

To the front, the property occupies an elevated position behind a grass bank and pathway. To the side, a communal pathway runs alongside the property and between the gardens, providing convenient access for bins and general maintenance.

To the rear is a particularly pleasant, walled courtyard garden enjoying a westerly aspect. The garden features a brick-built raised bed and a gravelled seating area edged with brick, with a pathway leading towards the far end. Two steps lead



Rear Elevation



Brick Built Store



Front Door



Village Pond

up to a gate providing access to a further area of garden beyond, which is currently gravelled and offers scope for further development or landscaping. A brick-built shed provides useful storage and could potentially lend itself to use as a hobby room, home gym or garden room, subject to any necessary permissions.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Electric and water are available

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED E

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

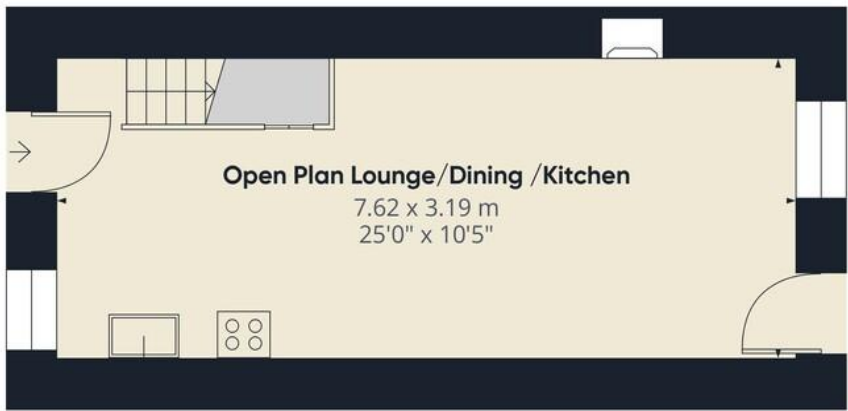
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (45 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Shower Room
1.46 x 1.51 m
4'9" x 4'11"

Floor 1



Approximate total area[®]
45 m²
485 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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