



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		



Asking Price
£200,000

16 Main Street,
North Frodingham, YO25 8JX

SERVICES
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 'B'.

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.



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Dee Atkinson & Harrison



16 Main Street, North Frodingham, YO25 8JX

A rare opportunity to purchase a beautiful and quaint link-detached cottage in a sought after village location. 16 Main Street is a exquisitely presented two bedroom home brimming with character and charm. Upon entering, the property is warm and inviting boasting period features whilst oozing with natural light throughout. The accommodation is surprisingly spacious with the added bonus of a stunning south facing, country cottage garden offering a blank canvas for those who enjoy the outdoors. These types of properties are rare to the market and viewings are highly essential to fully enjoy and appreciate it's attractive and appealing atmosphere.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, bathroom, first floor landing with two double bedrooms, rear garden and on street parking. There is also shared access to the rear via a grass track.

LOCATION
North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Driffild. 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- 3'6 (1.08m) x 10'11 (3.33m)

Door to the front aspect, window to the side aspect, partially panelled walls, built in storage cupboards, exposed floorboard, radiator and power points.

LOUNGE- 15'9 (4.82m) x 17'1 (5.23m)

Cosy, spacious living area with window to the front aspect, exposed beams, stairs leading to the first floor landing, built in storage cupboards and shelving, log burning stove with tiled hearth, exposed floorboards, radiator, TV point and power points.

DINING ROOM- 14'9 (4.51m) x 6'9 (2.07m)

French doors to the rear aspect, window to the side aspect, vaulted ceiling, exposed beams and bricks, tiled flooring, radiator and power points.

KITCHEN- 8'3 (2.52m) x 13'0 (3.98m)

Door to the side aspect, window to the side aspect, wall mounted gas combi-boiler, tiled splash back, a range of wall and base wooden units with wooden worktops, Belfast sink, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted shelving, electric oven, gas hob, extractor fan, tiled flooring, radiator and power points.

BATHROOM- 8'0 (2.46m) x 6'0 (1.84m)

Window to the rear aspect, inset spotlights, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, 'P' shaped bath with over head shower, tiled flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 9'10 (3.00m) x 2'9 (0.85m)

Exposed floorboards and power points.

BEDROOM ONE- 9'7 (2.94m) x 17'2 (5.25m)

Double bedroom with window to the front and velux to the rear aspect, exposed brick wall, exposed floorboards, radiator and power points.

BEDROOM TWO- 9'11 (3.04m) x 10'3 (3.14m)

Another double bedroom with window to the front aspect, exposed floorboards, radiator and power points.

GARDEN

Stunning, mature south facing garden which has a patio area to the immediate rear with log store leading up to a larger grassed area with raised flower beds, planted trees and shrubs, garage/storage shed, partially walled with timber fencing and gated access leading to the shared track up to Cross Lane.

PARKING

On street parking.

