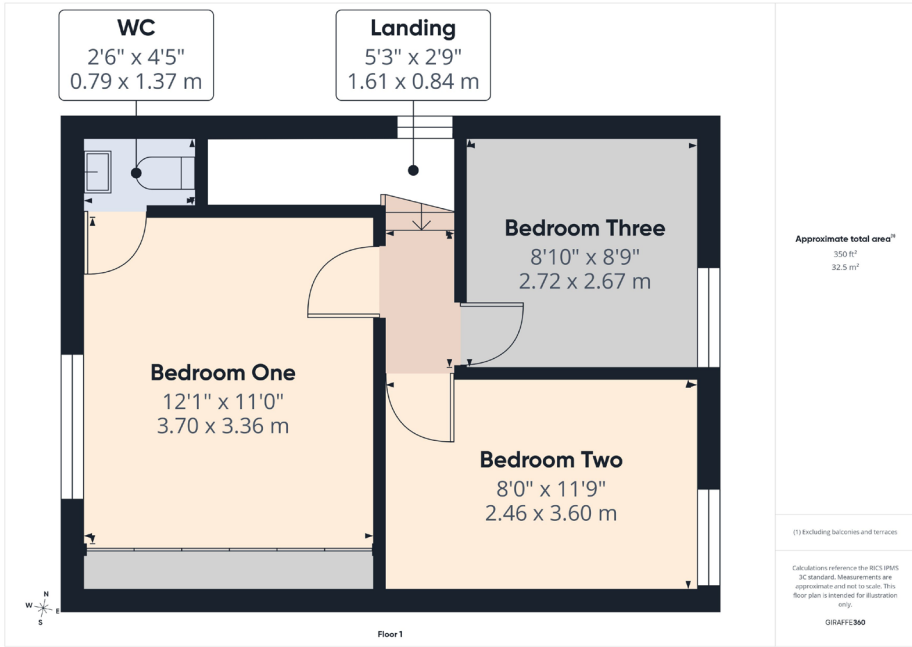
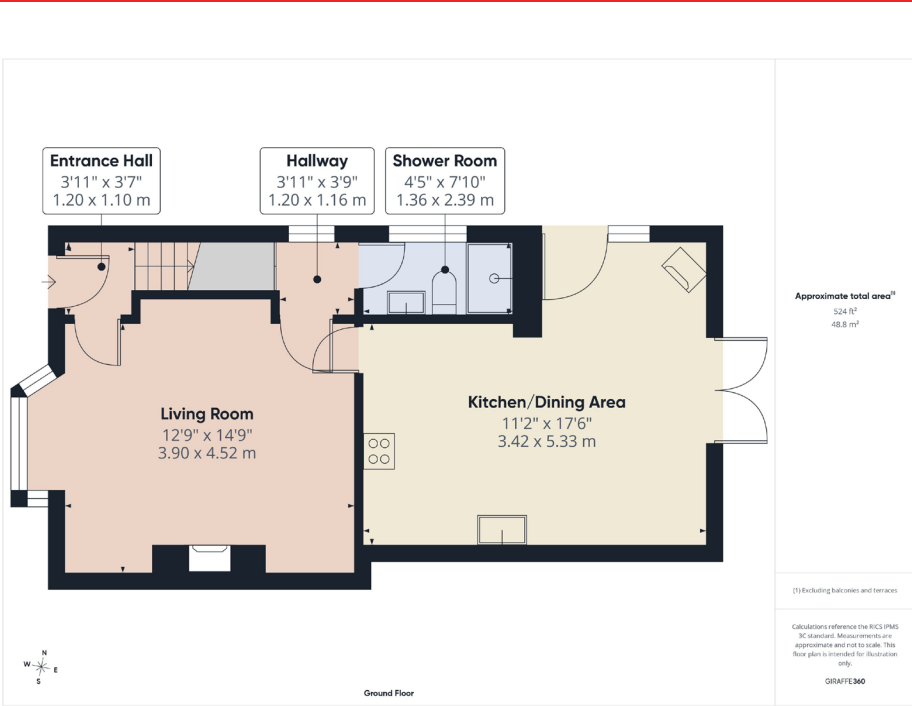




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'A'.

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
£195,000

1 Mount Pleasant Road,
North Frodingham, YO25 8LF



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Dee Atkinson & Harrison



1 Mount Pleasant Road, North Frodingham, YO25 8LF

A well-maintained semi-detached home offering three well-proportioned bedrooms, ample off-street parking and a large garden. 1 Mount Pleasant is situated in a desirable village location and enjoys a peaceful setting with open countryside just a stone's throw away. Offering plenty of scope for the new owner to make their own mark, this is an excellent opportunity to create a home tailored to your own taste and requirements. Well maintained throughout, the property combines comfortable living accommodation with a generous outdoor space and an enviable countryside setting. The property briefly comprises:- entrance hall, lounge, hallway leading to the shower room, kitchen/dining area, first floor landing with three bedrooms, rear garden, garage and off street parking.

LOCATION

North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Driffield. 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- 3'11 (1.20m) x 3'7 (1.10m)

Door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

LOUNGE- 12'9 (3.90m) x 14'9 (4.52m)

Spacious living room with bay window to the front aspect, coving, gas fireplace with surround, hearth and mantel piece, wood effect laminated flooring, radiator, TV point and power points.

HALLWAY- 3'11 (1.20m) x 3'9 (1.16m)

Window to the side aspect, built in storage cupboard and vinyl flooring.

SHOWER ROOM- 4'5 (1.36m) x 7'10 (2.39m)

Opaque window to the side aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, walk in shower vinyl flooring, radiator and extractor fan.

OPEN PLAN KITCHEN/DINING AREA- 11'2 (3.42m) x 17'6 (5.33m)

A light and bright kitchen/diner benefitting from French doors to the rear leading out to the garden, side door and window, coving, log burner, a range of wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated slimline dishwasher, plumbing for washing machine, built in eye-level double oven, electric hob, laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING- 5'3 (1.61m) x 2'9 (0.84m)

Window to the side aspect, coving and fitted carpets.

BEDROOM ONE- 12'1 (3.70m) x 11'0 (3.36m)

Double bedroom with window to the front aspect, picture rail, built in wardrobes with sliding doors, fitted carpets, radiator and power points.

WC- 2'6 (0.79m) x 4'5 (1.35m)

Picture rail, low flush WC, sink with vanity unit and mixer tap, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 8'0 (2.46m) x 11'9 (3.60m)

Another double bedroom with window to the rear aspect, picture rail, fitted carpets, radiator and power points.

BEDROOM THREE- 8'10 (2.72m) x 8'9 (2.67m)

Window to the rear aspect, coving, picture rail, built in wardrobes with sliding mirrored doors, fitted carpets, radiator and power points.

GARDEN

A great size East facing garden which enjoys a large patio area to the immediate rear of the property with path leading down to a partially lawned area, summer house, greenhouse and storage shed. There is also a stone border, planted shrubs, timber fencing and gated side access.

GARAGE

Measuring at approximately 7m x 3m it benefits from double doors to the front, power and lighting.

PARKING

Off street parking.