



The Groves
Main Street
North Dalton, YO25 9XA

ASKING PRICE OF

£450,000

3 Bedroom Detached House with large gardens and
potential small paddock approaching 0.6 acres



Outside

 3
  2
  1
  Double Garage & Off Road Parking
  Oil Central Heating

The Groves, North Dalton, YO25 9XA

A very distinctive detached house located within one of the villages everybody seems to want to live in! With it's array of individual properties, picturesque village pond and convenient access to Beverley, Pocklington and Driffield, North Dalton really could be the village you have dreamt about!

'The Groves' is more than just a house. It provides spacious double fronted accommodation that includes two reception rooms and three bedrooms with scope to develop further. A plentiful range of features include a delightful reception hall and half landing area and two front facing living rooms.

There is more ... to the rear is a generous parking area and two open garages.

There is also an undeveloped outbuilding, perfect for workshop/business use or even as a conversion to living accommodation for airbnb short term holiday let.

Then there is the garden ... large gardens and potential small paddock in all approaching 0.6 acres.

NORTH DALTON

North Dalton is a village and civil parish in the East Riding of Yorkshire. It is situated approximately 6 miles south-west of the town of Driffield, 8 miles north-east of the town of Pocklington and 4 miles (6.4 km) to the north-west lies the village of Huggate. South Dalton lies some 4.5 miles to the south-east, with villages in between.

North Dalton itself lies on the B1246 road. The Star Inn is the local village pub offering a cosy atmosphere for a meal or drink. There is a village pond and village hall which is available for hire. The village also offers a variety of walking trails suitable for different skill levels.



Reception Hall



Lounge



Kitchen



Kitchen

Accommodation

RECEPTION HALL

9' 7" x 6' 8" (2.94m x 2.05m)

With a feature staircase leading off to the first floor featuring the original spindled banister leading to a half landing. Fitted dado rail and built-in understairs storage cupboard. Double panelled radiator.

LOUNGE

12' 10" x 12' 10" (3.93m x 3.93m)

With a front facing bay window, feature tiled fireplace with open fire, fitted picture rail and decorative ceiling cornice. Radiator.

SITTING ROOM

12' 10" x 12' 7" (3.92m x 3.86m)

With front facing window and additional side window. Fitted picture rail. Radiator.

KITCHEN

14' 9" x 8' 9" (4.51m x 2.68m)

With rear facing window and being fitted with a wealth of traditionally styled kitchen units including base cupboards with drawer units and worktops over. Wall mounted cupboards to match and inset sink with single drainer. Integrated electric oven with electric hob, fitted fireplace with open fire, ceramic

tilled floor and built-in alcove storage. Decorative ceiling cornice.

Door leading into:

UTILITY ROOM

10' 2" x 8' 9" (3.11m x 2.68m)

With a rear window and door to the exterior. Ceramic tiled floor and ceiling coving. Double panelled radiator.

WC

With low level WC and bracket wash hand basin. Ceramic tiled floor and floor mounted oil fired boiler. Side window.

FIRST FLOOR HALF LANDING

BEDROOM 1

11' 7" x 11' 4" (3.54m x 3.46m)

With open cast iron fire within a traditional fire surround. Fitted picture rail and built-in wardrobes. Vanity basin and built-in low level cupboards with alcove storage. Double panelled radiator.



Utility Room



First Floor Half Landing



Bedroom 1



Bedroom 2

BEDROOM 2

13' 3" x 12' 9" (4.05m x 3.90m)

With front and side facing windows. Built-in range of wardrobes. Decorative ceiling coving.

BEDROOM 3

15' 10" x 9' 0" (4.85m x 2.76m)

With rear and side facing windows and sloping ceiling. Double panelled radiator.

BATHROOM

11' 11" x 8' 11" (3.64m x 2.73m)

An extremely large room with rear facing window. Panelled bath, pedestal wash hand basin and low level WC. Shower enclosure. Double and single cupboard storage. Double panelled radiator.

OUTSIDE

The property stands in a slightly elevated position back from the road behind its own front forecourt. There is side vehicle access and this leads to an area suitable for parking, including two open garages.

The gardens are extensive, the main garden being established and predominantly laid to lawn whilst also having mature

shrubs in situ. There is also a useful former piggery and also a small partitioned paddock which could be fully partitioned or incorporated within the main garden itself.

In all, the plot is approaching 0.6 acres.

SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff' Further information may be available upon request.

OUTBUILDING

A brick built outbuilding being predominantly two storey and having the potential to develop into a useable space, for example workshop/office or even living accommodation for the purpose of air bnb / short term holiday let.

CENTRAL HEATING

Oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.



Bedroom 3



Bathroom



Gardens



Open garages

TENURE

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

SERVICES

Mains water, electricity and drainage connected.

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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 01377 253456 - Option 1. Regulated by RICS

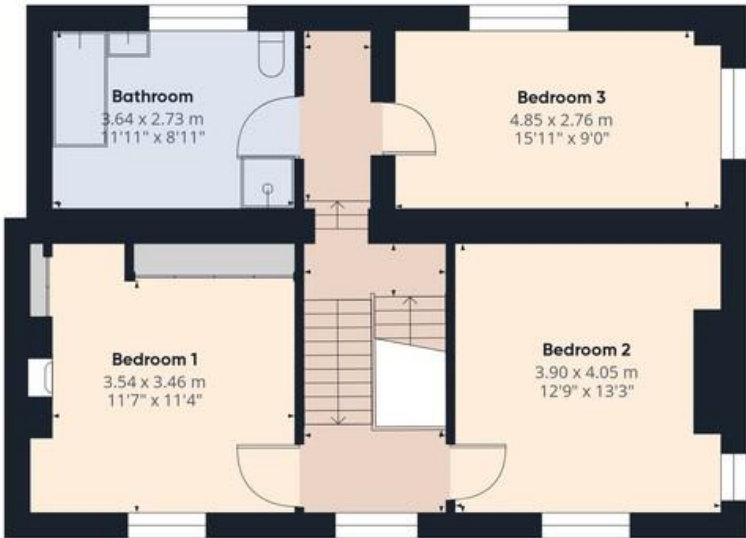


Gardens

The digitally calculated floor area is 126 sq m (1,358 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

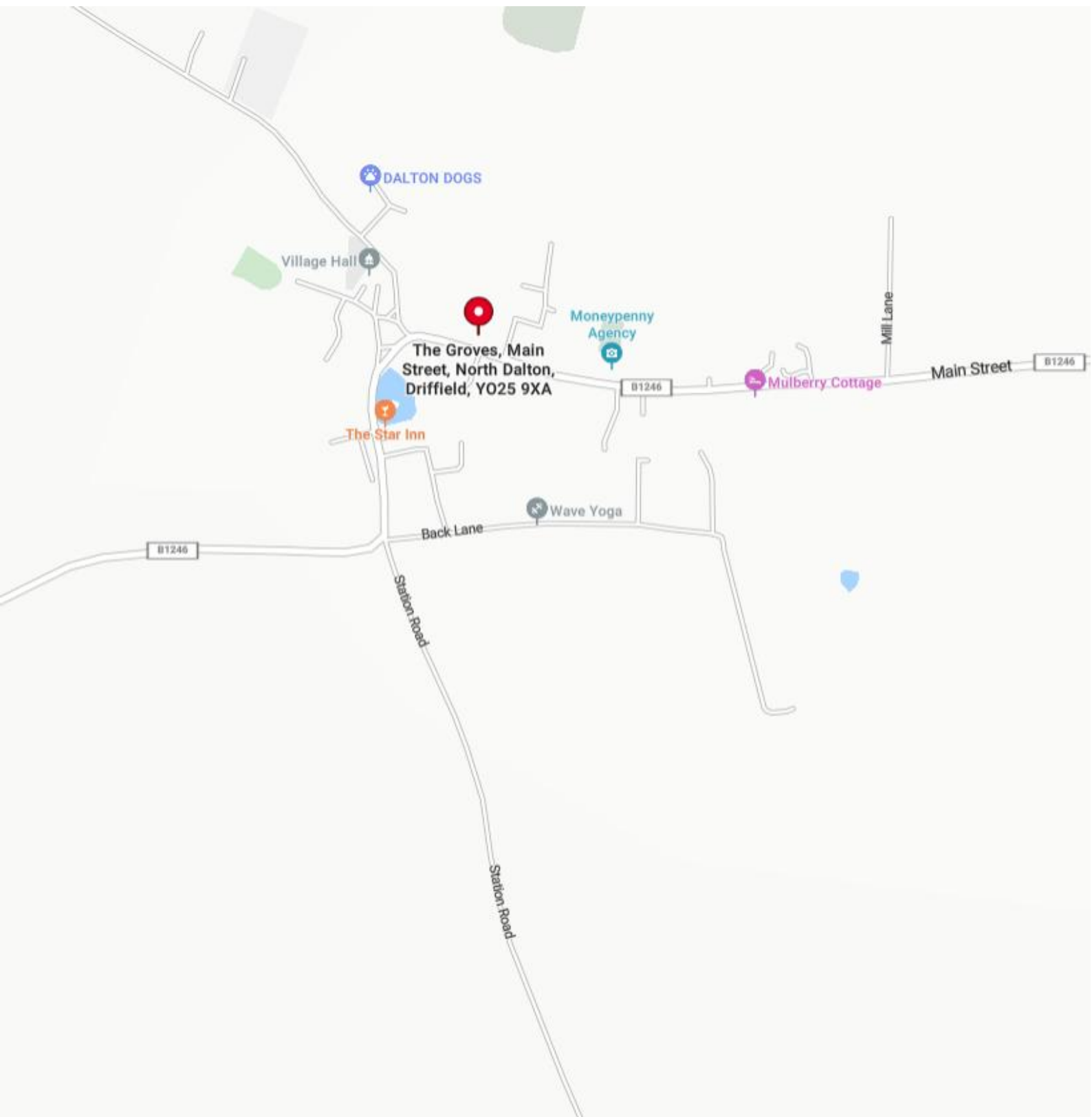


Floor 0



Floor 1





▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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