



4 Church Farm Court
Burton Fleming
YO25 3QB

ASKING PRICE OF

£195,000

3 Bedroom Semi-Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Lounge



3



1



1



Garage & Off
Road Parking



Oil Central Heating

4 Church Farm Court, Burton Fleming, YO25 3QB

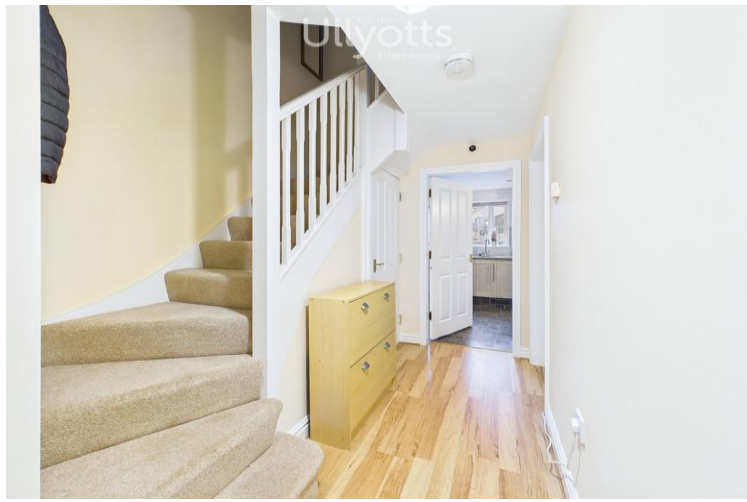
A rather interesting home which successfully combines traditional character cottage features within a modern building. The accommodation on offer is extremely versatile and deceptive, being laid out over three floors and could include up to three bedrooms. Indeed, the vendors have elected to utilise the upper most floor, this features an attractive log burning stove as an additional reception room but this clearly has the potential for use for hobbies/work or even simply as an additional bedroom.

The ground floor layout includes front facing lounge plus well fitted kitchen and off-street parking is available nearby where there is a single garage.

Located within convenient access of the coast as well as nearby centres such as Bridlington and Driffield, the house also provides an attractive and enclosed rear garden.

BURTON FLEMING

Burton Fleming is in close proximity of Bridlington and Driffield and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. The village has its own war memorial near to the Norman Church of St Cuthberts and community hall.



Entrance Hall



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

15' 1" x 4' 0" (4.60m x 1.22m)

With open staircase leading off having a spindled bannister and built-in understairs storage cupboard. Fitted laminate flooring. Radiator.

CLOAKROOM/WC

5' 6" x 3' 0" (1.69m x 0.93m)

With ceramic tiled floor, low level WC and bracket wash hand basin. Radiator.

KITCHEN

15' 4" x 8' 11" (4.68m x 2.72m)

Fitted with a modern range of kitchen units including base and wall mounted cupboards with coordinating worktops and finished with maple Shaker style doors with a chrome handle.

Integrated appliances include Zanussi electric oven and hob with extractor over, concealed refrigerator, freezer, dishwasher and washing machine. One and a half bowl stainless steel sink with swan neck mixer tap. Inset ceiling lighting and ample space for a breakfast table.

Open plan into:

LOUNGE

15' 1" x 7' 5" (4.62m x 2.27m)

With front facing window and feature fire surround having an electric fire in situ. Laminate flooring. Coved ceiling. Radiator.

FIRST FLOOR LANDING

8' 11" x 3' 5" (2.74m x 1.06m)

A particularly spacious landing with further staircase to the second floor. Radiator.

BEDROOM 1

10' 9" x 10' 4" (3.30m x 3.17m)

With front facing window. Laminate flooring. Radiator.

EN-SUITE

6' 0" x 5' 8" (1.84m x 1.74m)

With ceramic tiled floor and half tiled walls. Fully tiled shower enclosure with electric shower in situ, pedestal wash hand basin and low level WC. Radiator.

BEDROOM 2

15' 0" x 9' 1" (4.58m x 2.77m)

With a fitted range of wardrobes along one wall. Two rear facing windows. Radiator.



Bedroom 1



En-suite



Bedroom 2



Bedroom 2

BATHROOM

6' 7" x 5' 3" (2.03m x 1.61m)

With panelled bath, pedestal wash hand basin and low level WC, chrome heated towel radiator. Wood effect vinyl flooring and half tiled walls. Extractor fan.

SECOND FLOOR

BEDROOM 3/STUDIO

16' 0" x 7' 9" (4.88m x 2.38m)

A particularly useful room being 'L' shaped and having the potential to create a full en-suite, if required. The room also features a log burning stove with slate hearth and feature exposed flue. Two radiators and sloping ceiling. As mentioned previously, this room provides huge versatility either as a studio/reception room with storage facilities, as it is used at the moment, or an additional bedroom with en-suite.

OUTSIDE

The property stands flush to the pavement. To the rear is an enclosed area of garden featuring partially walled boundary, attractive indian stone patio with walkway in kandra grey. Gravelled edges and gate leading to the rear parking area. The adjacent rear parking area leads to a single garage.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

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

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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



Bathroom



Bedroom 3/Studio



Outside



Rear Elevation

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.

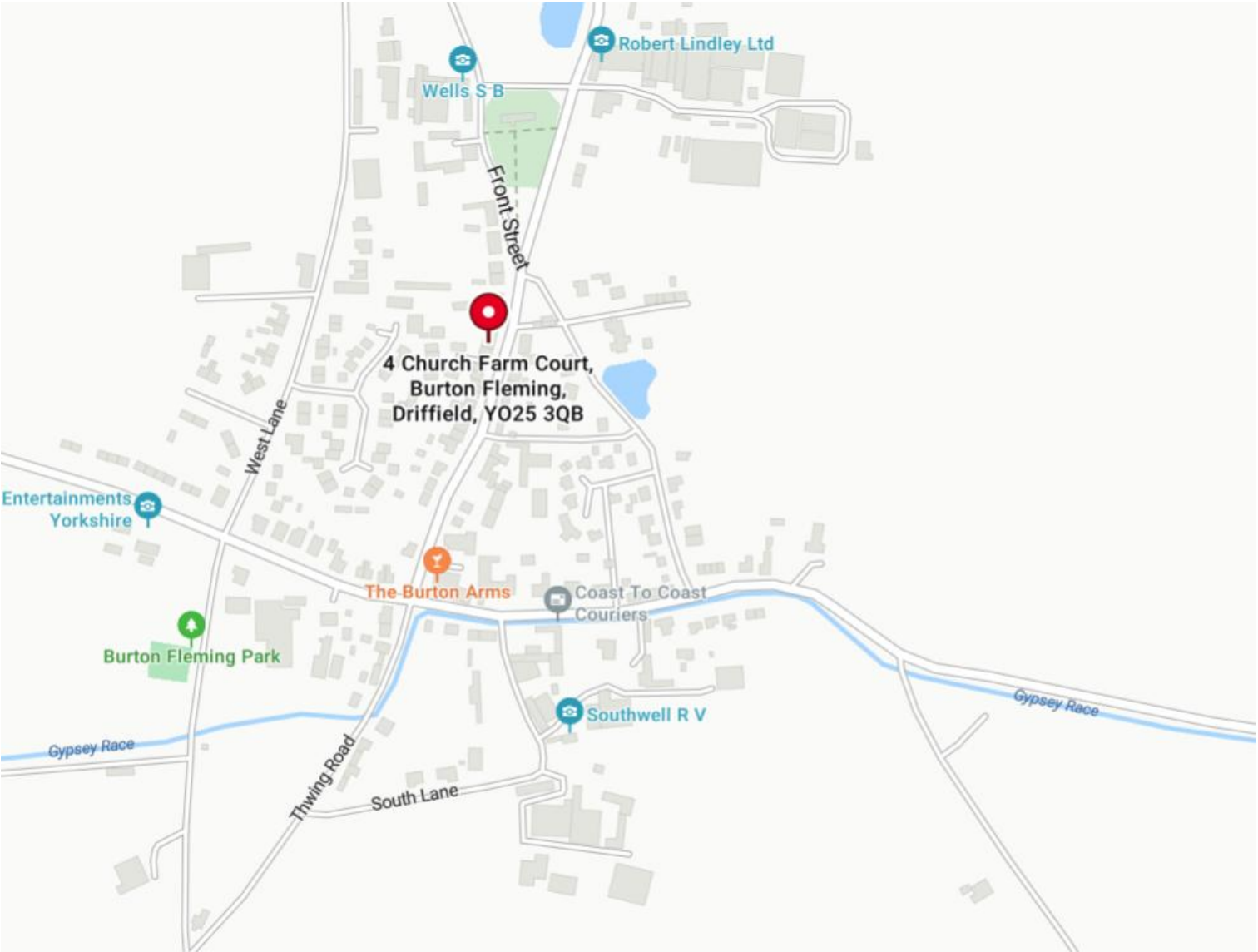
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 101 sq m (1,091 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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