



49 South Townside Road
North Frodingham
YO25 8LE

ASKING PRICE OF

£195,000

3 Bedroom Semi-Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Extensive parking

 3

 2

 2

 Garage & Off Road Parking

 Gas Central Heating

49 South Townside Road, North Frodingham, YO25 8LE

A rather deceptive home, whose modest facad  hides a versatile range of accommodation arranged on two floors. Having been thoughtfully extended into the roof space to provide dormer accommodation, the layout can just as easily be duplex or solely on the ground floor, as required.

One interpretation of the accommodation could include two/three reception rooms on the ground floor plus two double bedrooms on the first floor, however, some purchasers may choose to utilise, what is currently a dining room, as a ground floor bedroom and in addition to this, there is a very useful rear hall that has the staircase leading off to the first floor and is currently used as a study.

Outside is where the property comes into its own with extensive parking including a double width drive suitable for housing several vehicles and also including a single garage.

The property stands in a slightly elevated position in a quiet part of the village with gardens to the front and rear.

NORTH FRODINGHAM

The B1249 passes through the village with its main street lined with houses, cottages and public house. The village cross is located at the junction of the road to Brandesburton and outside the attractive village school is the war memorial. Just outside North Frodingham is the Church of St Elgin which, though restored in the 19th Century, has its original Norman font.



Kitchen



Lounge



Lounge



Dining Room/Bedroom

Accommodation

ENTRANCE VESTIBULE

With partially glazed door leading into:

ENTRANCE HALL

With fitted laminate flooring and built-in storage cupboard. Radiator.

KITCHEN

10' 8" x 8' 4" (3.26m x 2.55m)

Fitted with a range of bespoke kitchen units and finished in pine, including base and drawer units with worktops over. Provision for integrated appliances including a gas Range, plumbing for automatic washing machine and tumble dryer. The floor is tiled and there is a front facing window.

LOUNGE

17' 10" x 9' 9" (5.45m x 2.98m)

With a front aspect and having French doors flanked with windows either side to the exterior. Log burning stove up onto a tiled hearth. Radiator.

DINING ROOM/BEDROOM

13' 3" x 9' 10" (4.04m x 3.02m)

With rear facing window. Radiator.

REAR HALL/STUDY

8' 3" x 8' 2" (2.53m x 2.49m)

With rear facing window and staircase leading off to the first floor. Fitted laminate flooring. Radiator.

BATHROOM

6' 7" x 5' 1" (2.01m x 1.57m)

With suite comprising panelled bath and having a shower over, pedestal wash hand basin and low level WC.

FIRST FLOOR LANDING

BEDROOM 1

16' 3" x 11' 6" (4.96m x 3.52m)

With front facing aspect and sloping ceilings having a Velux window and storage cupboard. Built-in storage to the eaves. Radiator.

BEDROOM 2

14' 11" x 8' 7" (4.57m x 2.63m)

With a rear facing aspect and inset ceiling lighting. Radiator.

BATHROOM

12' 7" x 6' 8" (3.84m x 2.05m)

With free-standing bath, bracket style wash hand basin and



Rear Hall/Study



Bathroom



Bedroom 1

vanity style WC. Velux window and radiator.

OUTSIDE

The property stands on an elevated plot with gardens to either side. on what is the front aspect is an area of lawn including a greenhouse all enclosed by a timber fence and hedging.

To the rear of the property is a gravelled garden including large storage shed. This gives way to a further area of parking which is gravelled and double width. This will accommodate multiple vehicles.

CENTRAL HEATING

Gas 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

All mains services are available at the property.



Bedroom 2

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

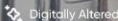
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information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

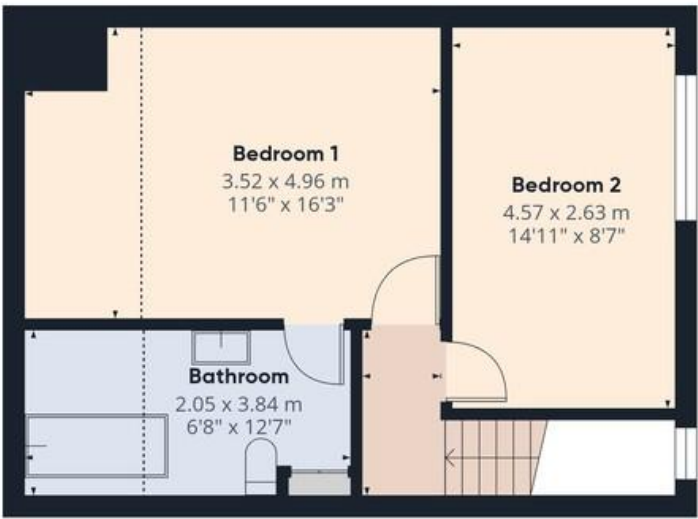


A photograph of the rear garden of a two-story red brick house. The garden features a large gravel area, a wooden fence, a metal bench, a shed, and a large tree. The house has white-framed windows and a chimney. The sky is blue with some clouds. The text 'Ullyotts' is visible in the top right corner.

The digitally calculated floor area is 89 sq m (962 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





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▪ Est. 1891 ▪
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