



2 Laking Mews
Wold Newton
YO25 3YT

GUIDE PRICE

£225,000

3 Bedroom Semi-Detached House



View



3



2



2



Garage, Off
Road Parking



Oil Fired Heating

2 Laking Mews, Wold Newton, YO25 3YT

A beautifully presented three-bedroom semi-detached home, ideally situated in the village of Wold Newton, offering spacious and versatile accommodation throughout. The property features a generous lounge with an extension off providing a bright and airy dining/sitting area, a well-appointed kitchen, a downstairs WC, and a useful utility space. To the first floor are three well-proportioned bedrooms, including a master with ensuite, together with a family bathroom. Externally, the property benefits from off-street parking, a storage area with electric roller door, and a private south-facing patio garden enjoying attractive open views.

The picturesque village of Wold Newton is centred around its charming village green and pond, through which the Gypsy Race flows. The village is home to the historic All Saints Church, nestled amongst mature trees, as well as Wold Newton Hall, a former Wesleyan Centenary Chapel dating back to 1839. Local amenities include the traditional Anvil Arms public house, built on the site of the former blacksmith's shop, and a distinctive

brick column on the outskirts of the village marking the site where a meteorite fell on 13th December 1775. The village also benefits from a primary school and a community centre, supporting a strong sense of local community.

The closest town to Wold Newton in the East Riding of Yorkshire is generally considered to be Bridlington. Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE

Entrance to the property is via a side composite door, providing direct access into the kitchen.

LOUNGE

18' 0" x 11' 1" (5.49m x 3.38m)

The lounge is a well-proportioned room featuring a window to the rear elevation and French doors opening through to the dining room, creating a seamless flow of living space. The room also benefits from a radiator and an attractive fireplace with space for an electric fire.

DINING ROOM

15' 9" x 8' 8" (4.82m x 2.65m)

The dining room is a superb addition to the home, enjoying a bright and airy feel with two rear windows fitted with blinds and French doors opening directly onto the garden and offering open views beyond. Further enhancing the space are two Velux roof windows, allowing excellent natural light into the room, complemented by inset spotlighting and wood-effect laminate flooring. South-facing in aspect, the room benefits from sunlight throughout the day and offers excellent versatility, currently providing space for a dining table but equally suitable as an additional sitting room or playroom.

INNER HALL

6' 6" x 4' 11" (2.00m x 1.51m)

The inner hallway provides access to all ground floor rooms, together with a staircase rising to the first-floor landing.

KITCHEN

11' 10" x 9' 5" (3.63m x 2.88m)

The kitchen is beautifully presented, fitted with a range of cream gloss wall, base and drawer units with under-unit lighting, complemented by a granite worktop, brick-effect tiled splashbacks, and wood-effect click flooring. Integrated Neff appliances include a slimline dishwasher, under-counter fridge and freezer, microwave, electric oven, four-ring electric hob, and an extractor fan above. An inset ceramic sink with mixer tap is positioned beneath a window to the front elevation, with a radiator and a door providing access to the inner hallway.

UTILITY ROOM

8' 0" x 7' 3" (2.45m x 2.21m)

The utility room, originally the garage and later separated to better suit the current owner's needs, offers excellent versatility and could easily be reinstated as part of the garage if required. It is fitted with base units and worktop over, along with under-counter space and plumbing for a washing machine and tumble dryer. Additional features include shelving for storage and coat hanging, together with vinyl flooring.



Kitchen



Bedroom 1



Ensuite



Bedroom 2

WC

5' 8" x 2' 8" (1.75m x 0.83m)

The convenient ground floor WC comprises a vanity wash hand basin with a wall-mounted mirror above, a WC, and the oil central heating boiler. The room is completed with an extractor fan for ventilation and vinyl flooring.

FIRST FLOOR LANDING

8' 8" x 4' 10" (2.65m x 1.48m)

The first-floor landing features a window to the side elevation, radiator, loft hatch providing access to a partially boarded loft space, and doors leading to all rooms.

BEDROOM 1

11' 11" x 10' 7" (3.65m x 3.24m)

The master bedroom offers a window to the front elevation, radiator, and door leading to the en-suite shower room.

ENSUITE

6' 9" x 5' 9" (2.08m x 1.76m)

The en-suite is well presented and features tiled walls and flooring, a corner shower unit with sliding doors and thermostatic shower, wash hand basin, WC, heated towel ladder, and a window to the front providing natural light and ventilation.

BEDROOM 2

12' 2" x 8' 9" (3.72m x 2.68m)

The second bedroom features a south-facing rear window with open views, a radiator and fitted wardrobe storage with sliding mirrored doors offering hanging space and shelving.

BEDROOM 3

8' 8" x 8' 7" (2.65m x 2.64m)

The third bedroom again benefits from a rear-facing window enjoying the same lovely views, along with a radiator.

BATHROOM

6' 10" x 5' 10" (2.09m x 1.80m)

The family bathroom features vinyl flooring and comprises a panelled bath with glass screen and shower attachment, wash hand basin, WC, radiator, extractor fan, and a fitted wall-mounted mirror.

CENTRAL HEATING

Oil Fired Central Heating

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 3



Bathroom



Garden



Rear Elevation

PARKING/FORMER GARAGE

8' 0" x 8' 0" (2.46m x 2.46m)

Parking is available via a paved driveway.

The current owners have utilised only the front part of the garage, with the remainder sectioned off and currently used as a utility room. This arrangement could be reinstated as a full garage if desired. The space benefits from an electric shutter door and has power and lighting connected.

GARDEN

The south-facing rear garden benefits from a fenced boundary, with a cut-out section allowing for open views across the rear of the property. The garden is designed for low maintenance and is predominantly paved, with space to the side of the property for bin storage and gated access leading to the front.

To the front, the garden is also low maintenance and laid with astro turf, providing a clean and tidy appearance all year round.

TENURE

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

SERVICES

Water and Electric are available

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

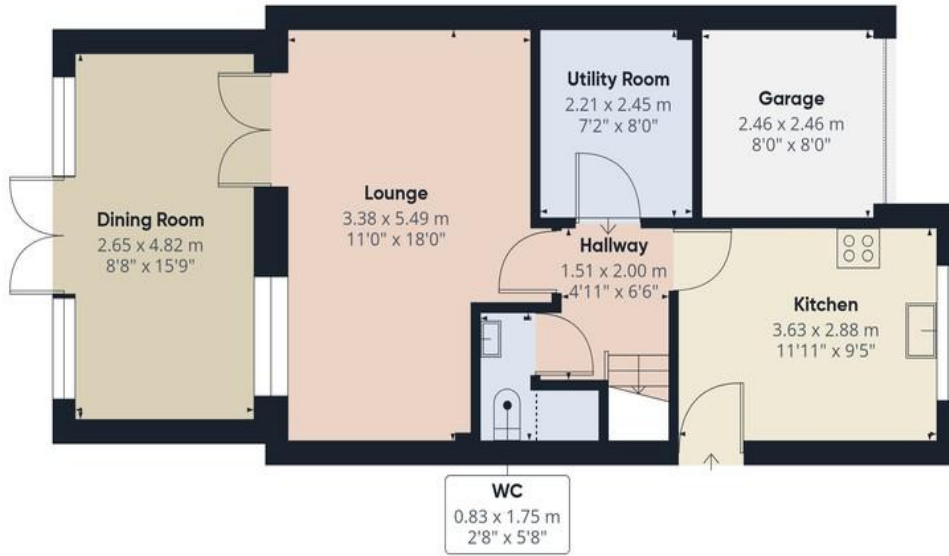
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (101.4 m²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾

101.4 m²
1091 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

▪ Est. 1891 ▪
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