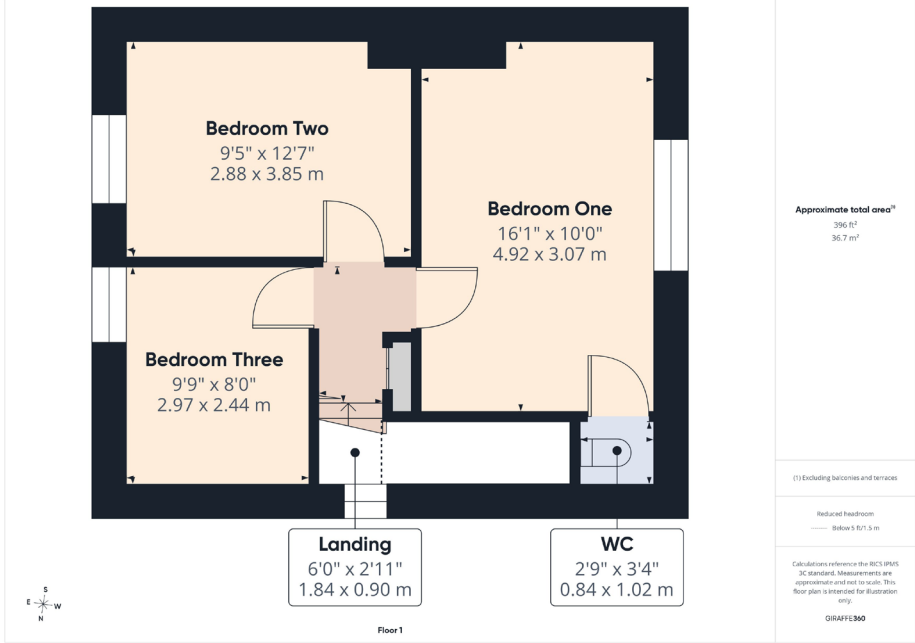
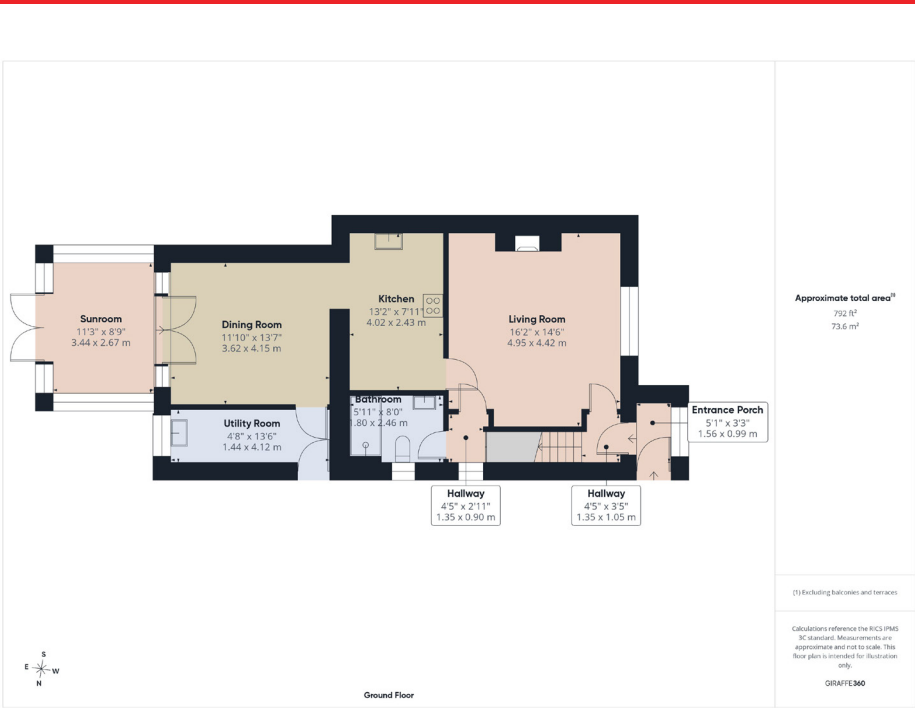




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'B'.

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

19 Mount Pleasant Road,
North Frodingham, YO25 8LF



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



19 Mount Pleasant Road, North Frodingham, YO25 8LF

Brought to the market with no onward chain, 19 Mount Pleasant Road is an extended three-bedroom semi-detached property, offering spacious and versatile accommodation, including three reception rooms and a generous rear garden. Offering plenty of potential, the property presents an excellent opportunity for buyers looking to put their own stamp on a home, with further scope for development, subject to the necessary planning permissions. Having been in the ownership of the current vendor for 50 years, this much loved home is now available with no onward chain and would appeal to a variety of potential buyers. The property briefly comprises:- entrance hall, lounge, hallway leading to the shower room, kitchen, dining area, utility room, sun room, first floor landing with primary bedroom with separate WC, two additional bedrooms, rear garden 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 Driffild. 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 PORCH

Door to the side aspect window to the front, fitted carpets, radiator and power points.

ENTRANCE HALL

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

LOUNGE- 16'2 (4.95m) x 14'6 (4.42m)

Window to the front aspect, coving, gas fireplace with surround, hearth and mantel piece, fitted carpets, radiator, TV point and power points.

HALLWAY

Opaque window to the side aspect, built in cupboard and fitted carpets.

SHOWER ROOM- 5'11 (1.80m) x 8'0 (2.46m)

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, large walk in shower, vinyl flooring, heated towel rail, wall mounted mirrored cabinet and extractor fan.

KITCHEN- 13'2 (4.02m) x 7'11 (2.43m)

Coving, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, built in double oven, built in microwave, electric hob with extractor hood, vinyl flooring, radiator and power points.

DINING ROOM- 11'10 (3.62m) x 13'7 (4.15m)

French doors and windows to the rear aspect, velux window to the side aspect, vinyl flooring, radiator and power points.

UTILITY ROOM- 4'8 (1.44m) x 13'6 (4.12m)

Door to the side aspect, window to the rear, wall

mounted gas boiler, base units, sink with drainer unit, space for dryer, plumbing for washing machine, vinyl flooring and power points.

SUN ROOM- 11'3 (3.44m) x 8'9 (2.67m)

French doors to the rear aspect, windows to all three aspects, inset spotlights, vinyl flooring and power points.

FIRST FLOOR LANDING

Window to the side aspect, dado rail and fitted carpets.

BEDROOM ONE- 16'1 (4.92m) x 10'0 (3.07m)

Double bedroom with window to the front aspect, fitted carpets, radiator and power points.

WC- 2'9 (0.84m) x 3'4 (1.02m)

Wall mounted sink and low flush WC.

BEDROOM TWO- 9'5 (2.88m) x 12'7 (3.85m)

Window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 9'9 (2.97m) x 8'0 (2.44m)

Window to the rear aspect, fitted carpets, radiator and power points.

GARDEN

East facing garden which is of ample size and enjoys a large patio area to the immediate rear of the property with garden gazebo, large lawned patch, garden storage shed, summer house, fish pond, timber fencing and gated side access.

PARKING

Gated off street parking to the front for two cars.

