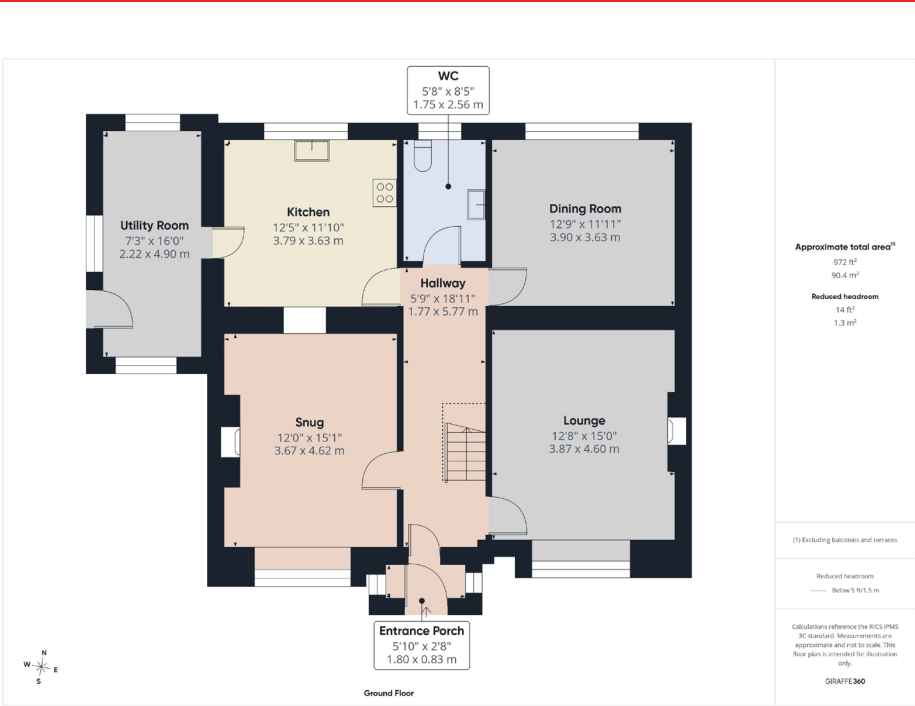




Guide Price
£350,000

**Willow Lodge, Main Street,
Ulrome, YO25 8TP**

SERVICES
Oil fired central heating, mains water and electric. There is also LPG gas connected to the property and solar panels.

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 'E'.

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.



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Dee Atkinson & Harrison



Willow Lodge, Main Street, Ulrome, YO25 8TP

DESCRIPTION

A charming detached period property! Willow Lodge dates back to 1880's and presents a exciting opportunity to create a exceptional family home. Set on a generous 0.23 acre plot, the property offers flexible accommodation with four double bedrooms and three spacious reception rooms, making it ideal for a variety of potential buyers. Requiring modernsation throughout, the home provides a superb blank canvas for those looking to renovate and personalise to their own taste and style. The substantial plot offers excellent potential to extend (subject to planning) to allow buyers to maximise the properties full potential. It is flooded with nautral light throughout and offers a rare opportunity to purchase a period home with fantastic potential and the added benefit of no onward chain. Viewings are highly recommended!

The property briefly comprises:- entrance porch, hallway, lounge, dining room, snug, kitchen, utility room, first floor landing, primary bedroom with en-suite, three additional bedrooms, family bathroom, large wrap around garden, double garage and off street parking.

LOCATION

Ulrome is a small, coastal village in East Yorkshire and is situated about 6 miles north of Hornsea and 1.4 miles from Skipsea. The most popular feature of this coastal village is the short five minute walk to the beach and the expansive sea views which offers a peaceful rural setting. The village forms part of the parish of Ulrome and Lissett, maintaining a close-knit community atmosphere while providing easy access to nearby coastal towns and attractions.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Door to the front aspect, windows to the side aspect, quarry tiles and door into the hallway.

HALLWAY- 5'9 (1.77m) x 18'11 (5.77m)

Door to the front aspect, coving, stairs leading to the first floor landing, fitted carpets, radiator and power points.

LOUNGE- 12'8 (3.87m) x 15'0 (4.60m)

Bay window to the front aspect, coving, picture rail, open fireplace with surround, mantle piece and tiled hearth, solid wood flooring, radiator and power points.

SNUG- 12'9 (3.90m) x 11'11 (3.63m)

French doors to the rear aspect, coving, solid wood flooring, radiator and power points.

DINING ROOM- 12'0 (3.67m) x 15'1 (4.62m)

Bay window to the front aspect, coving, open fireplace with surround, mantle piece and tiled hearth, solid wood flooring, radiator, telephone point, TV point and power points.

WC- 5'8 (1.75m) x 8'5 (2.56m)

Window to the rear aspect, oil fire boiler, tiled splash back, a range of base units, sink, low flush WC, tiled flooring and wall mounted shelving.

KITCHEN- 12'5 (3.79m) x 11'10 (3.63m)

Window to the rear aspect, coving, service hatch, tiled splash back, a range of wall and base units, sink with drainer unit, integrated dishwasher, integrated fridge/freezer, built in eye-level double oven, gas hob, extractor hood, tiled flooring, radiator and power points.

UTILITY ROOM- 7'3 (2.22m) x 16'0 (4.90m)

Door and window to the side aspect, window to the rear and front aspect, a range of wall and base units, Belfast sink, plumbing for washing machine, tiled flooring and power points.

FIRST FLOOR LANDING

Spacious landing with coving, fitted carpets, radiator and power points.

BEDROOM ONE- 11'9 (3.58m) x 15'7 (4.75m)

Sizeable primary bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

EN-SUITE- 6'10 (2.08m) x 6'0 (1.84m)

Opaque window to the front aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, heated towel rail and extractor fan.

BEDROOM TWO- 13'1 (4.01m) x 15'7 (4.77m)

Another double bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 12'5 (3.80m) x 11'11 (3.64m)

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

BEDROOM FOUR- 10'10 (3.32m) x 11'11 (3.64m)

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

BATHROOM- 8'0 (2.46m) x 8'10 (2.70m)

Window to the rear aspect, built in airing cupboard housing the water tank, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, fitted carpets, radiator and extractor fan.

GARDEN

Large garden space which is predominantly North facing and wrap round to the front of the property. It is mainly laid with lawn both front and back, planted flowers and shrubs with mature trees, greenhouse and garden shed.

GARAGE

Double garage with up and over door, power and lighting.

PARKING

Gated driveway with ample off street parking for multiple cars, caravans and motorhomes.