



'Bethany Lodge'
Church Lane
Rudston, YO25 4UY

ASKING PRICE OF

£420,000

3 Bedroom Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Rear Elevation

 3
  2
  2
  Garage & Off Road Parking
  Gas Central Heating

‘Bethany Lodge’, Church Lane, Rudston, YO25 4UY

This is a real find! Craftsman built home dating from around 2002 that has a very distinctive facadé to the front that includes extra quality features such as stone window sills and a fully slate roof.

The front enjoys views across to the village church, whilst the rear has attractive views over open paddock land.

The house itself includes a versatile range of accommodation that has bedrooms on the ground floor as well as the first floor and has a rear facing conservatory plus two reception rooms and fully fitted kitchen with lots of extras, separate utility room and dedicated first floor office.

With its modern construction, the property includes excellent thermal insulation but it is perhaps the location which outshines other aspects and this really does put the property in its own league.

RUDSTON

Rudston is a pretty village nestling at the heart of the Yorkshire Wolds in the Gypsy Race valley. At the heart of Winnifred Holtby country, who was born in the village, Rudston is also famous for it's monolith and also it's All Saints Church with a 12th Century chancel, arch and Norman tower.

The monolith is believed to be the tallest standing stone in England weighing 40 tonnes and standing 25 feet tall. The village has an excellent range of amenities.



Entrance Hall



Bathroom



Lounge



Dining Kitchen

Accommodation

ENTRANCE HALL

14' 3" x 8' 3" (4.36m x 2.52m)

This is a very welcoming entrance to the property and has a staircase leading off. Coved ceiling. Double panelled radiator.

BATHROOM

10' 3" x 7' 2" (3.14m x 2.20m)

With panelled bath and a separate shower enclosure, low level WC and pedestal wash hand basin. Coved ceiling. Inset ceiling lighting and double panelled radiator.

LOUNGE

17' 3" x 12' 9" (5.26m x 3.91m)

With Ornate fire surround and having an inset gas living flame fire and French doors to the rear which open out onto the garden. Two side windows. Radiator.

DINING KITCHEN

18' 10" x 9' 10" (5.76m x 3.02m)

An extensively fitted kitchen with a range of traditionally styled kitchen units with wood block work tops and finished with Shaker style doors. One and a half bowl sink with mixer tap and integrated appliances including a Stoves electric oven and Stoves hob with extractor hood over. Integrated concealed

dishwasher and concealed ironing board, domestic bin and useful pull-out storage shelving. Fitted laminate flooring.

The dining area has French doors that lead into:

CONSERVATORY

9' 3" x 8' 9" (2.83m x 2.67m)

With tiled floor and dwarf brick walls with uPVC construction above and offering views across the garden and beyond. Doors out onto the rear garden. Radiator.

UTILITY ROOM

9' 8" x 7' 0" (2.96m x 2.15m)

Fitted with a similar range of kitchen units including worktops, plumbing for automatic washing machine, stainless steel sink and base cupboard beneath. Door to the rear and personal door into the garage.

BEDROOM 1

13' 5" x 11' 8" (4.10m x 3.58m)

A very useful ground floor bedroom with front facing window and fitted extensively with a range of wardrobes including bedside tables, overhead cupboards and dressing area with wardrobes either side. Radiator.



Dining Kitchen



Conservatory



Utility Room



Ground Floor Bedroom 1

FIRST FLOOR LANDING

16' 11" x 4' 2" (5.16m x 1.28m)

With gallery banister.

BEDROOM 2

13' 8" x 12' 9" (4.17m x 3.91m)

With walk-in bay window and built-in cupboard into the eaves.

Radiator.

BEDROOM 3

13' 5" x 11' 8" (4.10m x 3.58m)

With a walk-in bay and built-in cupboards to the eaves.

Radiator.

OFFICE

10' 6" x 5' 4" (3.22m x 1.64m)

This could be a small single bedroom, if required. Velux style window. Radiator.

BATHROOM

9' 6" x 5' 8" (2.91m x 1.75m)

With suite comprising panelled bath and having a shower over, pedestal wash hand basin and low level WC. Half-tiled walls with full tiling around the bath area. Radiator.

OUTSIDE

The property stands back from the roadside behind an attractive expanse of front forecourt that is predominantly block paved. The block paving providing parking for multiple vehicles. There is also a small area of garden to the front and side.

To the rear of the property is a very attractive area of garden, this being predominantly laid to lawn whilst also having a paved patio and path, the patio being immediately adjacent to the house with the path extending around the rear of the property and also leading to some gravelled beds. There is a timber shed and low level rear boundary beyond which are outstanding views across an open paddock.

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.



Bedroom 2



Bedroom 3



Bathroom



Garden

SERVICES

Mains gas, water and electricity. Drainage is by private means.

COUNCIL TAX

Band E.

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.

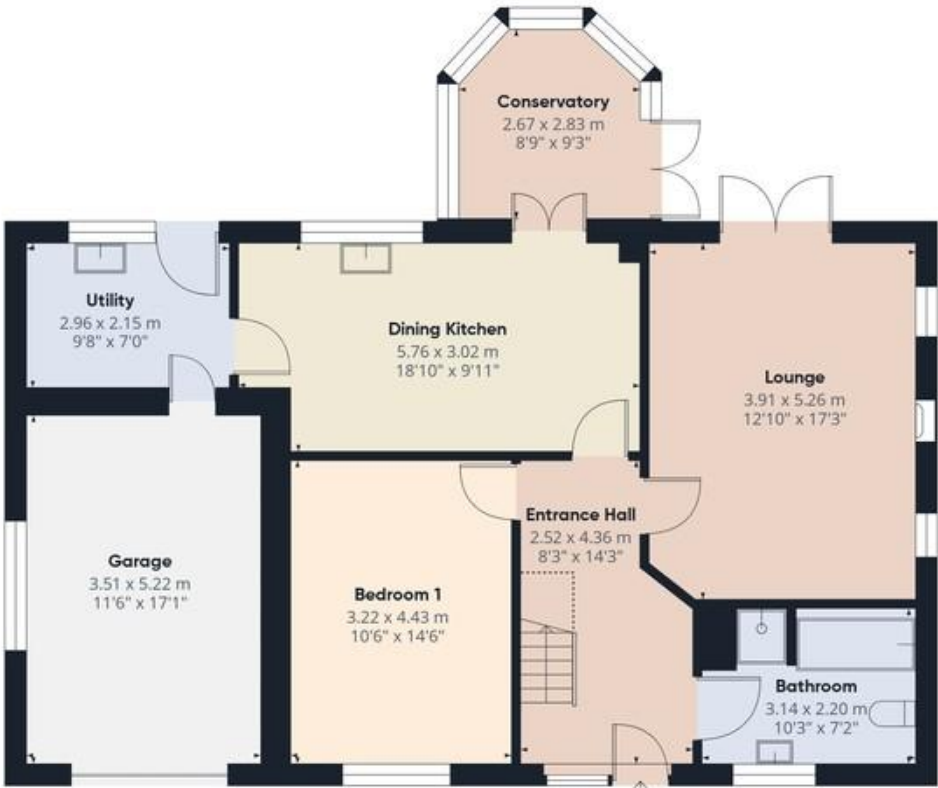
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 150 sq m (1,619 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

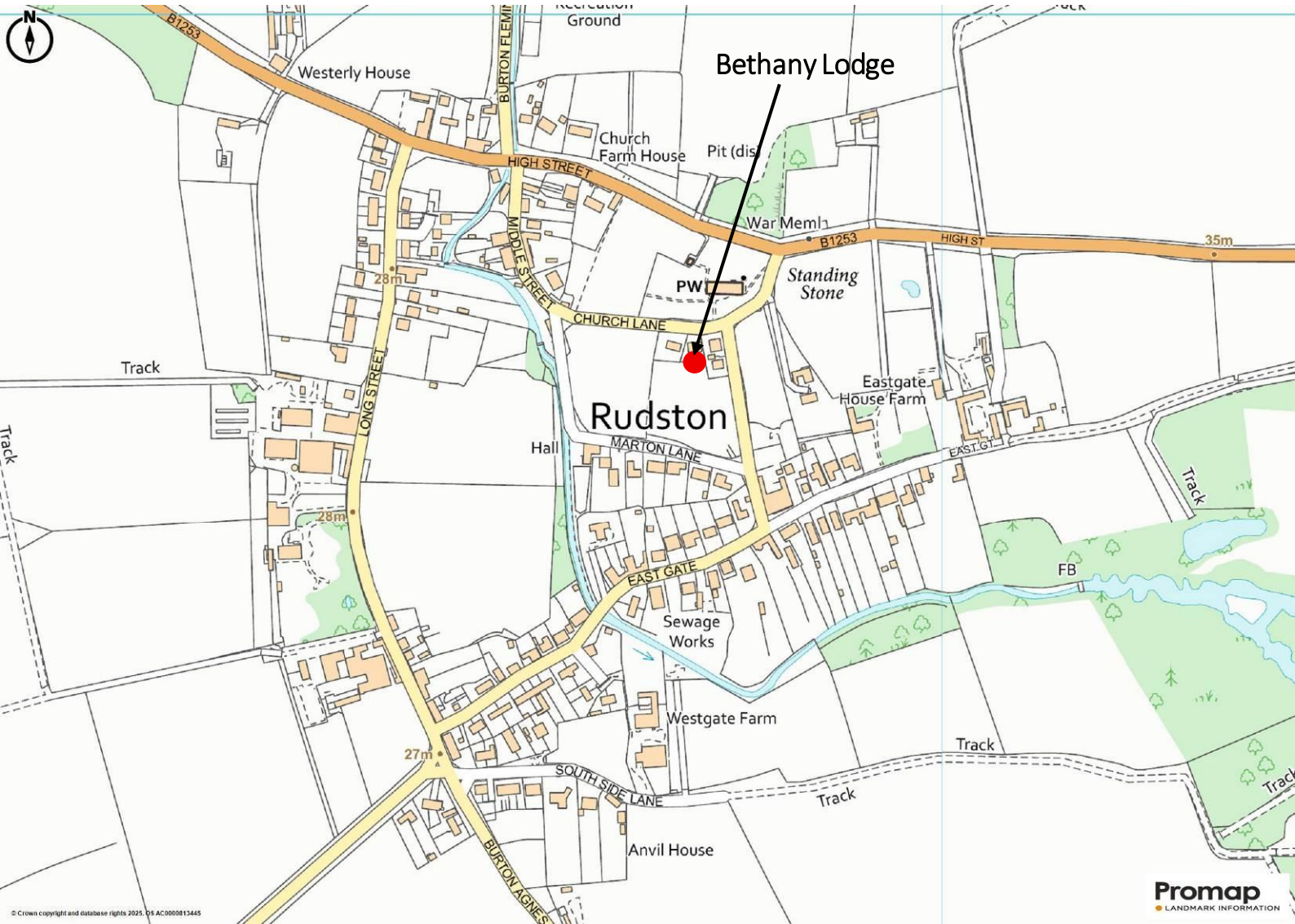


Floor 0



Floor 1





▪ Est. 1891 ▪
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