



14 Main Street
North Frodingham, Driffield, East Yorkshire YO25 8JX
Price £210,000

WP WOOLLEY
& PARKS

BEAUTIFULLY RESTORED COTTAGE WITH IMPRESSIVE GARDENS 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This beautifully restored property has been simply transformed by the current owners to provide a warm and comfortable home in a turn key condition. Having sympathetically enhanced each and every room with quality fixtures and modern décor yet retaining charming features throughout to provide the perfect blend of old and new. Turn key ready with well proportioned rooms over two floors including an inviting entrance hall, generous lounge complete with log burning stove, open plan dining kitchen, separate utility and shower room all to the ground floor with two spacious double bedrooms and family bathroom to the first. Externally the property enjoys a good sized plot with formal gardens plus extensive lawn garden adjacent from the property. Located within the sought after village of North Frodingham with a variety of amenities to hand plus well regarded primary school, petrol station and transport links. Having spared no expensive this attractive cottage is sure to be in high demand so early viewings highly recommended.



Entrance Hall 5'0" x 13'6" (1.54m x 4.14m)
Warm and inviting entrance hall with stylish composite door to front elevation, oak balustrade turn flight staircase leads to first floor accommodation complete with under stairs storage cupboard, oak internal doors, inset LED spot lighting and tiled flooring laid throughout.

Lounge 14'5" x 16'0" (4.40m x 4.89m)
Beautifully presented and spacious lounge with double glazed windows to dual aspect, feature log burning stove with slate tiled hearth and timber mantle creates a superb focal point to the room with inset LED spot lighting and fitted carpets.

Dining Kitchen 12'11" x 16'6" (3.96m x 5.04m)
Impressive open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting butcher block work surfaces and matching splash backs, inset one and half bowl stainless steel sink unit with drainer and extendable mixer tap over, integral single oven, four ring gas hob and fitted extractor hood with further space and plumbing for free standing appliances, fitted wine rack, breakfast bar return, double glazed window to front elevation, inset LED spot lighting, oak veneered flooring and central heating radiator.

Utility Room 11'1" x 8'2" (3.38m x 2.51m)
Useful and spacious utility room providing ample space and plumbing for free standing appliances complete with butcher block work surfaces and built in units, Belfast sink unit with mixer tap over, double glazed window to rear and external door to side elevation with central heating radiator and oak veneered flooring.

Shower Room 8'10" x 2'7" (2.70m x 0.79m)
Fitted with a fully tiled shower cubicle complete with mains powered shower and Drench shower

head, wall mounted chrome heated towel rail, double glazed window to rear elevation and ceramic tiled flooring.

First Floor Landing 5'3" x 5'6" (1.61m x 1.68m)
Exposed beams, access to loft space, inset LED spot lights and fitted carpets.

Main Bedroom 15'1" x 16'4" (4.61m x 4.98m)
Generous main bedroom, naturally light with double glazed window to rear elevation, exposed beams, central heating radiator, inset LED spot lighting and fitted carpets laid throughout.

Bedroom Two 13'1" x 16'5" (4.00m x 5.02m)
A further spacious double bedroom with double glazed window to rear elevation, exposed beams, inset LED spot lighting, central heating radiator and fitted carpets.

Bathroom 8'1" x 5'11" (2.47m x 1.81m)
Family bathroom with panelled bath, vanity style unit incorporating hand wash basin and storage plus low flush w/c, partially tiled walls, wall mounted chrome heated towel rail, inset LED spot lighting, exposed beams, double glazed window to front elevation and ceramic tiled flooring.

External
The property enjoys an impressive sized plot with well kept gardens to the rear of the property. To the immediate rear of the property is a formal lawn area with vegetable plots, decorative borders and timber built garden store. Adjacent to the property is a further generous lawn garden with mature and established borders plus five bar gated access to the rear.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band B

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Approximate total area⁽¹⁾

1164.86 ft²
108.22 m²

Reduced headroom

126.95 ft²
11.79 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Worst
105-120 kWh/m ² /year (A)	A	10-15 g/kWh (A)	A
81-105 kWh/m ² /year (B)	B	16-20 g/kWh (B)	B
61-81 kWh/m ² /year (C)	C	21-25 g/kWh (C)	C
41-61 kWh/m ² /year (D)	D	26-30 g/kWh (D)	D
21-41 kWh/m ² /year (E)	E	31-35 g/kWh (E)	E
1-21 kWh/m ² /year (F)	F	36-40 g/kWh (F)	F
Not energy efficient - higher running costs	G	41-45 g/kWh (G)	G

England & Wales EU Directive 2002/91/EC