



37 Main Street
North Frodingham
YO25 8LA

ASKING PRICE OF

£175,000

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



3



1



1



On Road
Parking



Gas Central Heating

37 Main Street, North Frodingham, YO25 8LA

A quite delightful and very deceptive inner terrace cottage located within a popular village setting providing surprisingly spacious accommodation that includes **three first floor bed rooms along with bathroom**. Immediately upon entering the property there is a feeling of space with the first room being a very characterful lounge featuring a solid fuel stove and having provision to accommodate a table, if necessary.

This gives way to a fitted kitchen, again, spacious enough to accommodate a breakfast table, if required, the kitchen itself being fitted with a range of integrated appliances.

Alongside the three bedrooms on the first floor is a delightful bathroom featuring free-standing bath with complimentary fittings.

Externally, there is an enclosed area of garden offering privacy.

NORTH FRODINGHAM

The B1249 passes through the village with its main street lined with houses, cottages and public house. The village cross is located at the junction of the road to Brandesburton and outside the attractive village school is the war memorial. Just outside North Frodingham is the Church of St Elgin which, though restored in the 19th Century, has its original Norman font.



Lounge



Lounge



Kitchen



Bedroom

Accommodation

FRONT ENTRANCE

Into:

LOBBY

With further access leading into:

LOUNGE

18' 4" x 15' 5" (5.59m x 4.71m)

With feature brickwork fireplace having an inset solid fuel stove, dual window frontage and fitted laminate flooring. Radiator.

BREAKFAST KITCHEN

19' 2" x 13' 9" (5.85m x 4.20m)

Extensively fitted along three walls with a range of base and wall mounted kitchen cupboards along with integrated appliances including electric double oven, hob and extractor plus Belfast style sink with mixer tap. Space and plumbing for a dishwasher, double panelled radiator.

Staircase leading off to the first floor and exposed wooden flooring.

FIRST FLOOR

LANDING

BEDROOM 1

14' 1" x 11' 0" (4.30m x 3.36m)

With rear facing window. Radiator.

BATHROOM

With delightful suite comprising free-standing bath, pedestal wash hand basin and low level WC. Heated towel radiator.

BEDROOM 2

15' 7" x 8' 1" (4.77m x 2.48m)

Radiator.

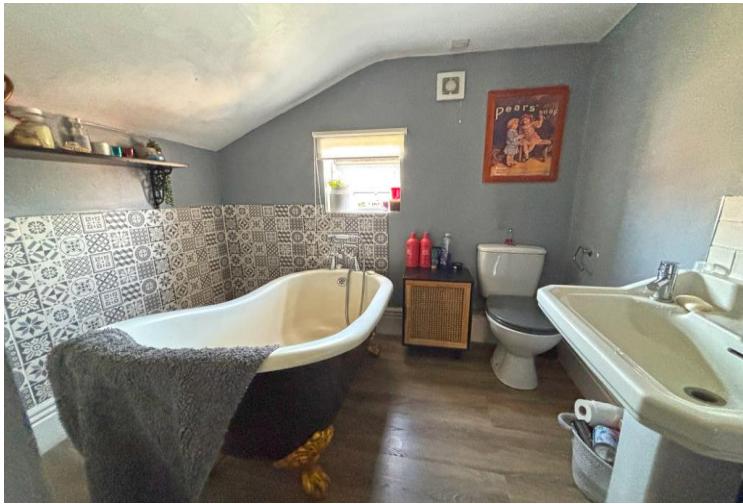
BEDROOM 3

11' 10" x 10' 1" (3.63m x 3.09m)

With front facing window. Radiator.

OUTSIDE

The property stands flush to the pavement at the front. At the rear is an enclosed area of garden.



Bathroom



Bedroom



Bedroom



Enclosed garden

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaited).

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.

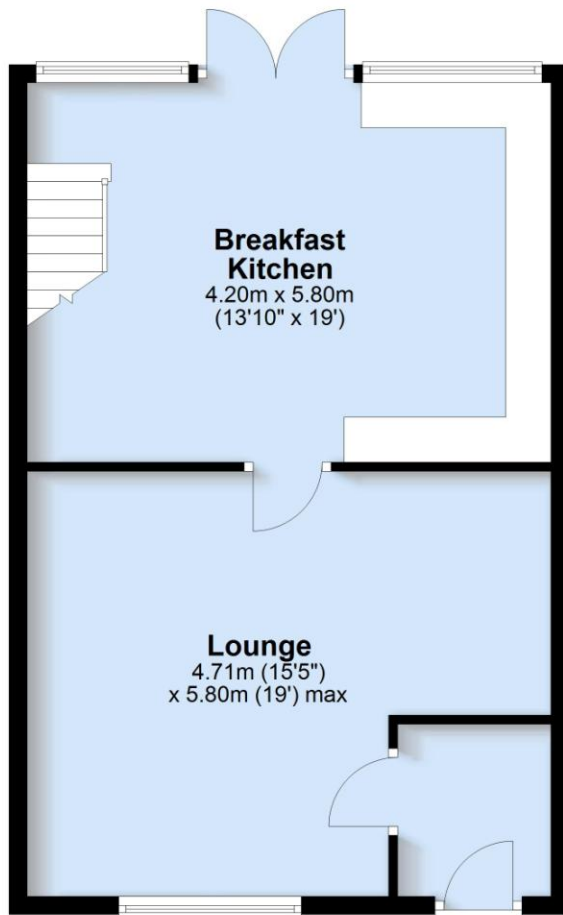
VIEWING

Strictly by appointment with Ulllyotts.

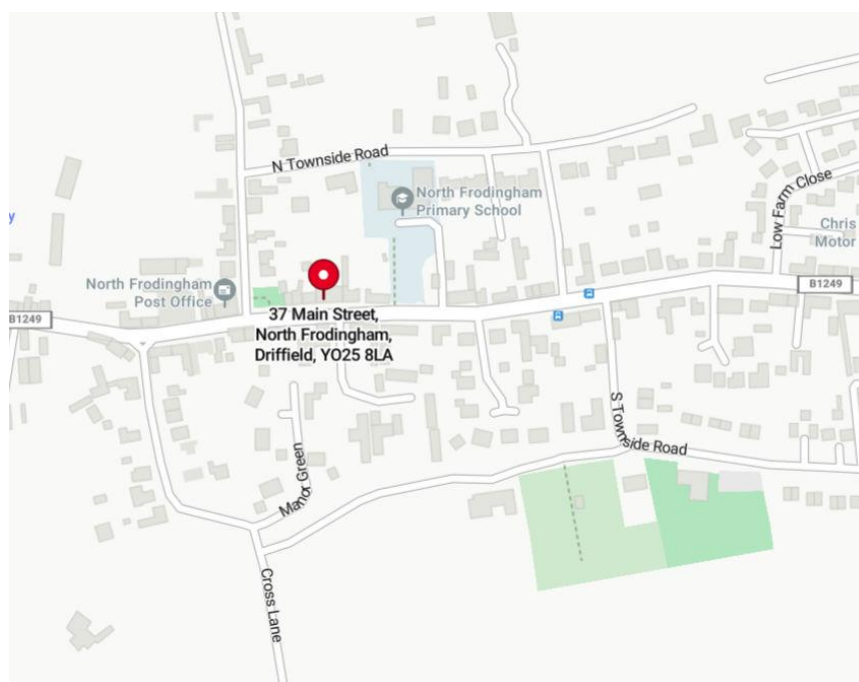
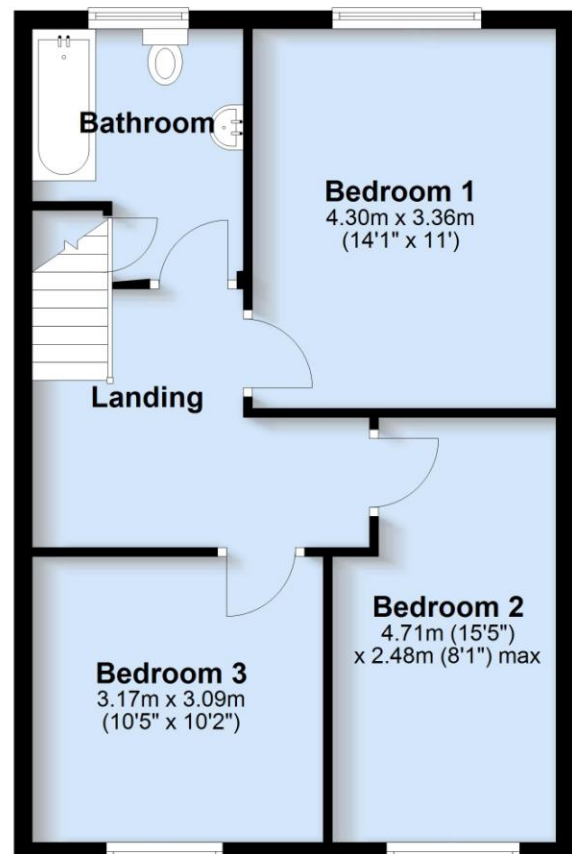
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor



First Floor



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■ Ulllyotts ■

EST 1891



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