



14 Eastgate
Rudston
YO25 4UX

ASKING PRICE OF

£230,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 3

 3

 1

 Off Road Parking

 Gas Central Heating

14 Eastgate, Rudston, YO25 4UX

An established semi-detached property in a popular rural setting, which not only includes extensive vehicle access and parking to the front and side but also has a large garden to the rear. In addition, the accommodation itself has been enhanced to provide additional living space and now includes three reception rooms plus large reception hall along with fitted kitchen and three bedrooms together with house bathroom on the first floor.

The property offers huge scope to those buyers looking for this rare combination of attributes and the house itself offers huge scope to develop further to the new owners own requirements.

RUDSTON

Rudston is a pretty village nestling at the heart of the Yorkshire Wolds in the Gypsy Race valley. At the heart of Winifred 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.



Lounge



Garden Room



Kitchen



Kitchen

Accommodation

RECEPTION HALL

13' 3" x 7' 0" (4.04m x 2.14m)

Extremely spacious and could be used as a room in its own right. Staircase leading off to the first floor and ceramic tiled floor. Radiator.

DINING ROOM

11' 7" x 7' 0" (3.54m x 2.15m)

With front facing window and ceramic tiled floor. Radiator.

LOUNGE

25' 0" x 10' 9" (7.63m x 3.29m)

With rear facing aspect and window onto the garden plus French doors leading into the garden room. Feature wood burning stove with a timber over mantel, ceramic tiled floor and double panelled radiator.

GARDEN ROOM

15' 5" x 6' 11" (4.70m x 2.11m)

With aspect over the garden and exterior door. Ceramic tiled floor.

KITCHEN

12' 9" x 7' 6" (3.91m x 2.29m)

Fitted with a range of traditionally styled kitchen units

including base and wall mounted cupboards along with worktops. Integrated appliances include electric oven and gas hob with extractor over. Space and provision for a fridge freezer and side door.

FIRST FLOOR

LANDING

With built-in storage cupboard.

BEDROOM 1

12' 3" x 10' 11" (3.74m x 3.34m)

With built-in wardrobes and rear facing aspect. Radiator.

BEDROOM 2

11' 3" x 10' 11" (3.44m x 3.34m)

With rear facing aspect and built-in wardrobes. Radiator.

BEDROOM 3

10' 2" x 7' 0" (3.11m x 2.15m)

With front facing aspect and built-in wardrobes. Radiator.

BATHROOM

With three piece suite comprising bath with shower over, glass side screen and fully tiled walls. Low level WC and pedestal wash hand basin.



Landing



Bedroom



Bedroom



Bedroom

OUTSIDE

The property stands back from the road behind a good sized front forecourt which provides extensive off-street parking for multiple vehicles. There is a side drive which provides access to the rear of the property where there is potential to create even more parking facilities, if required.

Currently, there is a covered area housing a hot tub.

Immediately to the rear of the property is a patio and this extends into an extensive area of predominantly lawned garden. Towards the rear of the garden is a purpose built summerhouse that includes electric power and lighting.

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 B.

ENERGY PERFORMANCE CERTIFICATE

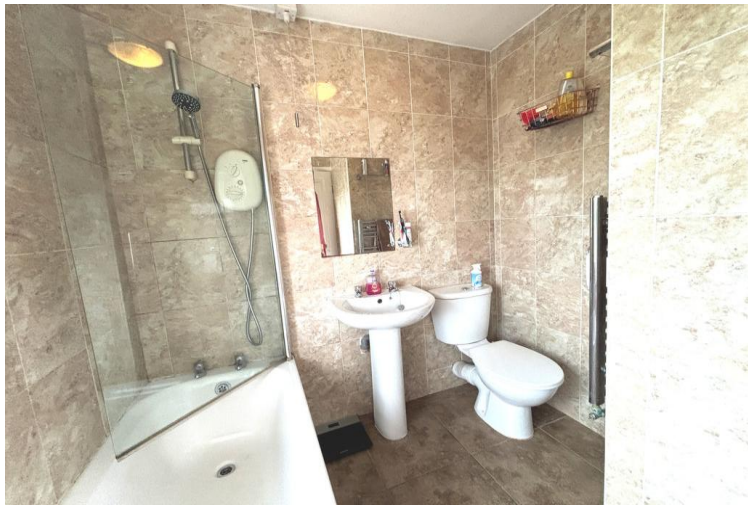
Rating (to be confirmed).

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.



Bathroom



Garden



Side drive



Rear Elevation

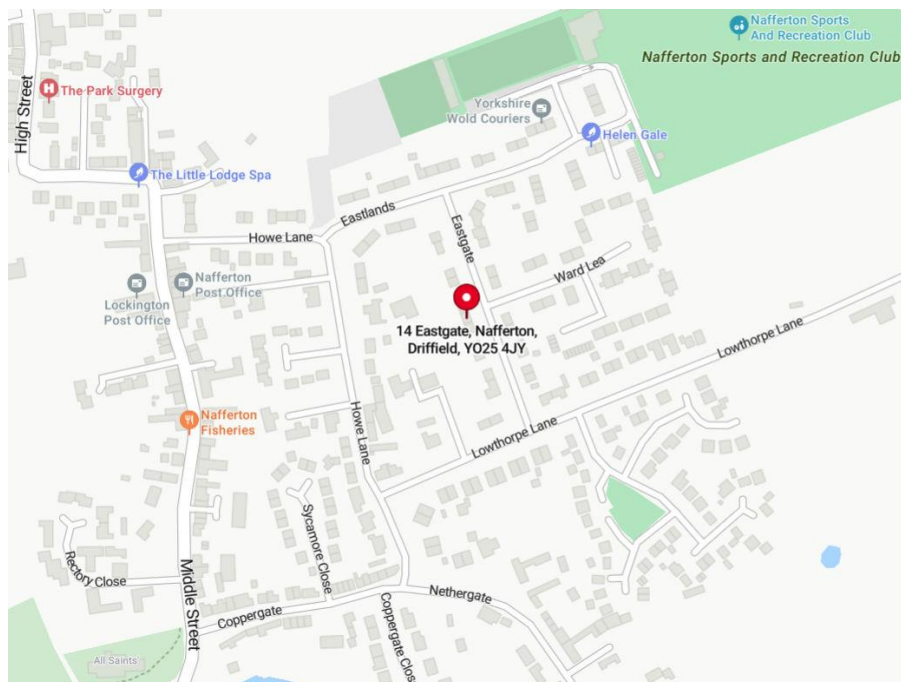
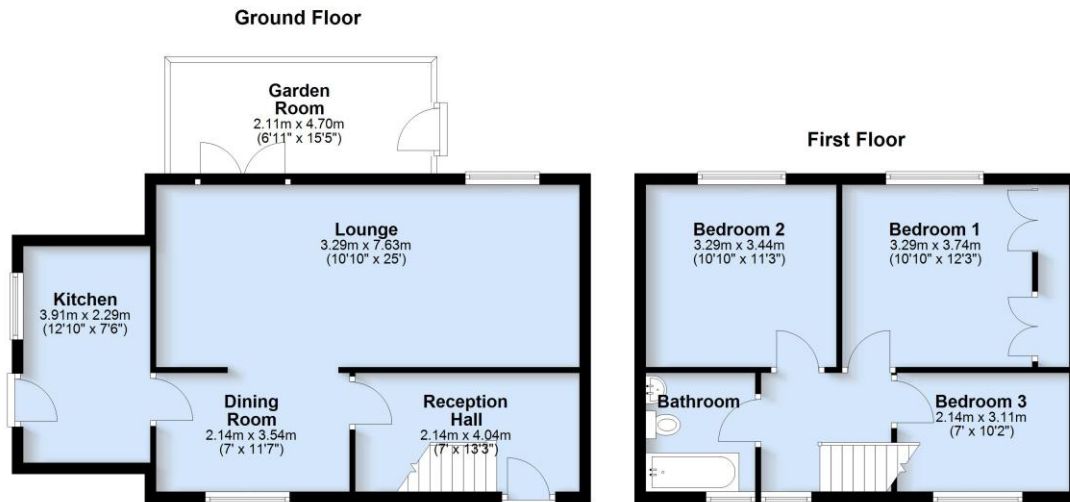
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

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



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