



7 Rose Crown Court
Fridaythorpe
YO25 9RS

ASKING PRICE OF

£250,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



7 Rose Crown Court, Fridaythorpe, YO25 9RS

The location of the property is superb!

Set within an established Court Yard Development 7 Rose Crown Court is an extended home, enhanced to include a spacious kitchen in addition to the existing lounge and dedicated dining room, allowing the buyer to enjoy a more relaxed layout and also benefitting from three good sized bedrooms on the first floor.

With off-street parking and being within seconds of open countryside along with the picturesque village pond.

The house itself enjoys an enclosed area of garden to the rear which benefits from an exceptionally sunny aspect.

The lounge features a solid fuel stove as its main focal point and the 'L' shaped nature of this room gives way to a dedicated dining space with both areas having French doors leading out onto the rear garden.

FRIDAYTHORPE

Fridaythorpe is a village and civil parish in the East Riding of Yorkshire. It is situated approximately 8 miles north-east of Pocklington town centre and lies on the A166 road. It is 550 feet above sea level, making it the highest village in the Yorkshire Wolds!



Lounge



Lounge



Dining Area



Kitchen

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor having an under stairs storage cupboard. Double panelled radiator.

CLOAKROOM/WC

With fitted suite comprising low level WC and wash hand basin. Oak flooring. Radiator.

LOUNGE

21' 3" x 11' 3" (6.50m x 3.45m)

With front facing window and feature wood fire surround housing a log burning stove, oak flooring and French doors out onto the rear garden.

Opening into:

DINING AREA

13' 3" x 11' 3" (4.04m x 3.45m)

With matching oak flooring and French doors leading out onto the rear garden. Radiator.

KITCHEN

19' 4" x 10' 0" (5.91m x 3.06m)

Extensively fitted with a range of modern kitchen units featuring base and wall mounted cupboards along with

worktops in quartz incorporating a breakfast bar. Integrated appliances include a double oven and four ring induction hob with extractor over, stainless steel sink, space and plumbing for automatic washing machine and dishwasher. Ceramic tiled floor and built in understairs storage cupboard. Radiator.

FIRST FLOOR

LANDING

LARGE WALK-IN STORAGE

An exceptionally versatile space, currently used as a store, but offering tremendous scope to create an additional bathroom or even en-suite, if required.

BEDROOM 1

12' 5" x 10' 6" (3.79m x 3.22m)

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

BEDROOM 2

11' 4" x 8' 2" (3.47m x 2.51m)

With front facing window. Radiator.

BEDROOM 3

9' 3" x 8' 2" (2.82m x 2.49m)

With rear facing window. Radiator.



Bathroom



Bedroom



Bedroom



Bedroom

FAMILY BATHROOM

Well equipped comprising a bath with shower over plus pedestal wash hand basin and low level WC. Inset recessed lighting and front facing opaque window.

OUTSIDE

Rose Crown Court comprising a courtyard of similar properties. To the front is an enclosed courtyard area with parking space.

A particular feature of this house is the rear garden which has a delightful sunny aspect, being enclosed with a timber fence and wall boundary. Paved patio immediately to the rear of the house which gives way to a gravelled area and side planted borders.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 98 square metres.

CENTRAL HEATING

The property benefits from an oil 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

Mains water, electricity and drainage.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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



Patio area



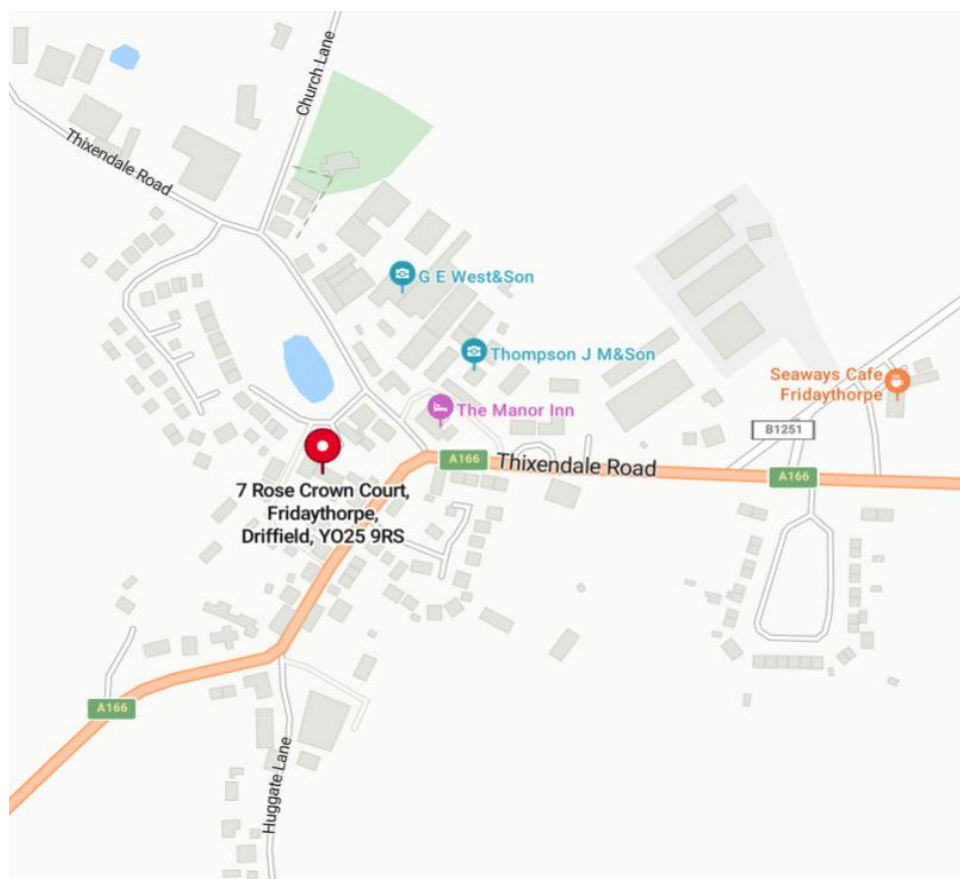
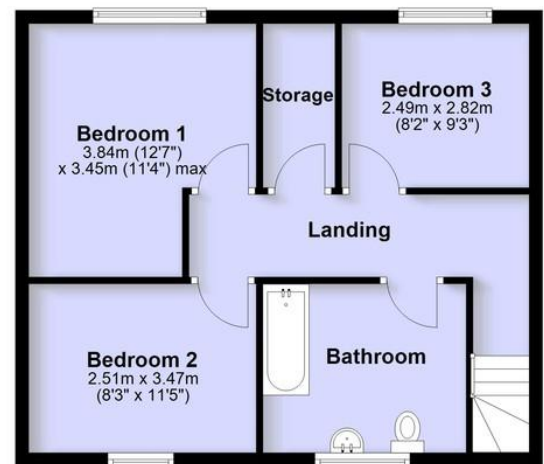
Village Pond

The stated EPC floor area, (which may exclude conservatories),
is approximately 98 sq m

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations