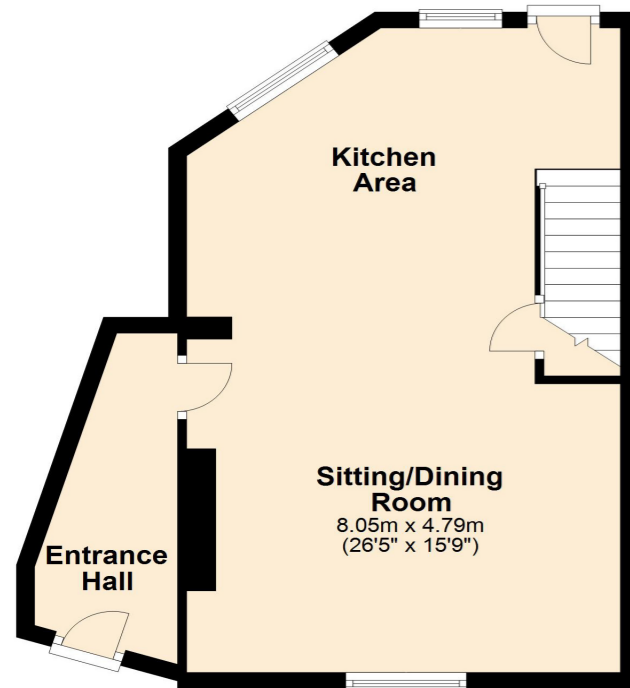


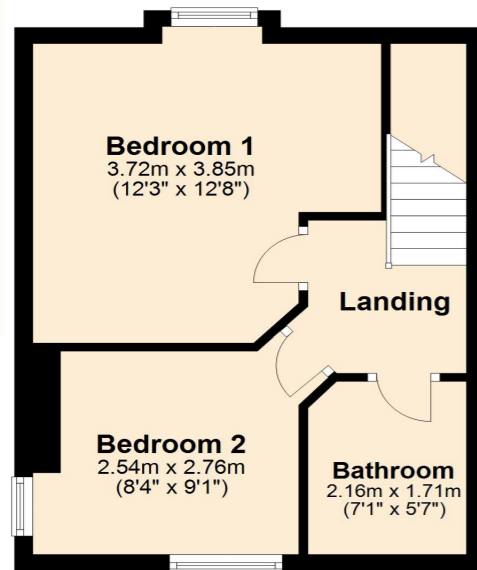
### Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 73.0 sq. metres (785.6 sq. feet)

EPC



# £129,950

# 2 Alderson Mews, North Frodingham

#### SERVICES

All mains services are connected to the property.

#### TENURE

The property is held under freehold title.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'A'.

#### VIEWING

Strictly by appointment with the sole agents on 01377 241919.

#### FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

# Dee Atkinson & Harrison



**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**ENTRANCE HALL**

With radiator, thermostat for the central heating, wood effect laminate flooring and coving to the ceiling.

**KITCHEN AREA**

Fitted with a modern range of base, wall and drawer units with work top space over, tiled splash backs, 1 ½ bowl sink with mixer tap, fitted electric oven with four ring gas hob and extractor hood over, integrated fridge, dishwasher, breakfast bar, wall mounted gas combination boiler concealed in a wall unit, telephone point, staircase leading off and under stairs storage cupboard, wood effect laminate flooring, inset spotlights to the ceiling, smoke detector and radiator.

**SITTING AREA**

With stone effect gas fire, TV point, radiator, wood effect laminate flooring, inset spotlights and coving to the ceiling.



**FIRST FLOOR**

**LANDING**

Radiator and smoke detector.



**BEDROOM ONE**

Radiator, TV point and eaves storage cupboard.

**BEDROOM TWO**

Radiator, TV point and access to the loft space.

**BATHROOM**

Fitted with a three piece suite in white comprising panelled bath with shower and screen over, low level WC, vanity wash hand basin with mixer tap, tiled splash back and light over, chrome heated towel rail, tiled flooring, part tiled walls, extractor fan and coving to the ceiling.

**OUTSIDE**

The rear garden enjoys a sunny Westerly aspect and is designed for low maintenance with a paved pathway and slate chippings. The property also benefits from two dedicated off street parking spaces.

# 2 Alderson Mews, North Frodingham, YO25 8JX

**DESCRIPTION**

A deceptively spacious terrace house which is immaculately presented throughout and situated within this increasingly popular village location. The property is offered to the market with the advantage of no onward chain and provides the following; Entrance hall, open plan kitchen, dining and sitting room, two bedrooms, bathroom, gas central heating and double glazing. Externally there is a sunny West facing rear garden and two dedicated parking spaces.

**LOCATION**

North Frodingham is a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 5.5 miles south-east of the town of Driffield and lies on the B1249 road which gives good access to Bridlington and Beverley.

