



27 North Road
Lund
YO25 9TF

ASKING PRICE OF

£180,000

2 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



 2
  2
  1
  On street Parking
  Electric heating

27 North Road, Lund, YO25 9TF

Located within one of the areas most sought after villages. The end of terrace house has the additional attraction of generous off-street parking to the side with suitable vehicular access and parking for multiple vehicles. There is also a single garage. In addition, there is an area of established garden to the rear.

The cottage itself provides many character features and offers the potential to create a quite delightful character home in what is a "true" village setting.

LUND

Situated at the side of the B1248 Lund is a picturesque village established around the village green. There now stands on the green on old water pump and stone trough, which form a focal point as well as being a reminder of days gone by. All Saints Church dates back to the 14th Century although was extensively restored in Victorian times. In addition the village boasts an excellent public house/restaurant known as the Wellington Inn.



Accommodation

ENTRANCE

Into:

LOUNGE

12' 0" x 11' 10" (3.67m x 3.62m)

With tiled fireplace and provision for an open fire. Front facing double glazed window, beamed ceiling and wall mounted Economy 7 electric storage heater.

KITCHEN

15' 8" x 10' 8" (4.80m x 3.26m)

With staircase leading off, this room also incorporates a useful breakfast area, wall hung electric storage heater and tiled fireplace. The kitchen area featuring a stainless steel sink with a range of basic kitchen units, space for an electric cooker and space and plumbing for automatic washing machine.

BATHROOM

7' 7" x 5' 3" (2.32m x 1.61m)

With ceramic tiled floor, low level WC plus pedestal wash hand basin and panelled bath with shower over. Heated towel rail.

FIRST FLOOR

BEDROOM 1

12' 0" x 10' 9" (3.67m x 3.29m)

Dual aspect with front facing window and side window. Electric storage heater.

BEDROOM 2

8' 9" x 7' 8" (2.68m x 2.35m)

Rear facing window and partially sloped ceiling.

OUTSIDE

The property is an end of terrace cottage and, as such, has vehicular access to the side which provides parking facilities for a number of vehicles. There is also a single garage.

The adjacent property appears to have a right of access to the side of the property to its own lock-up store/garage, we await legal clarification relating to this.

CENTRAL HEATING

The property has Economy 7 storage heaters throughout.



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 are connected to the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

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.

WHAT'S YOURS WORTH?

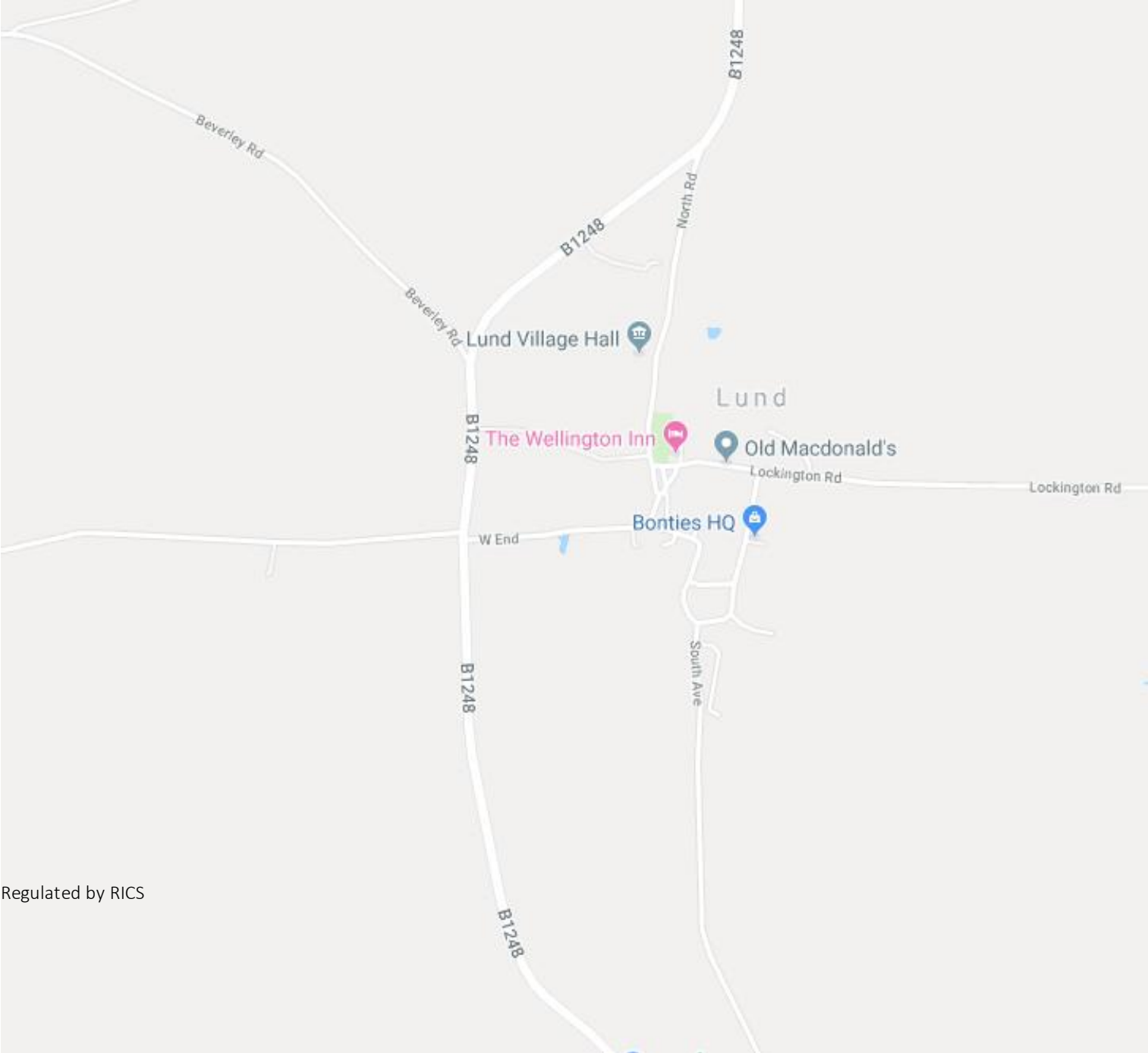
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VIEWING

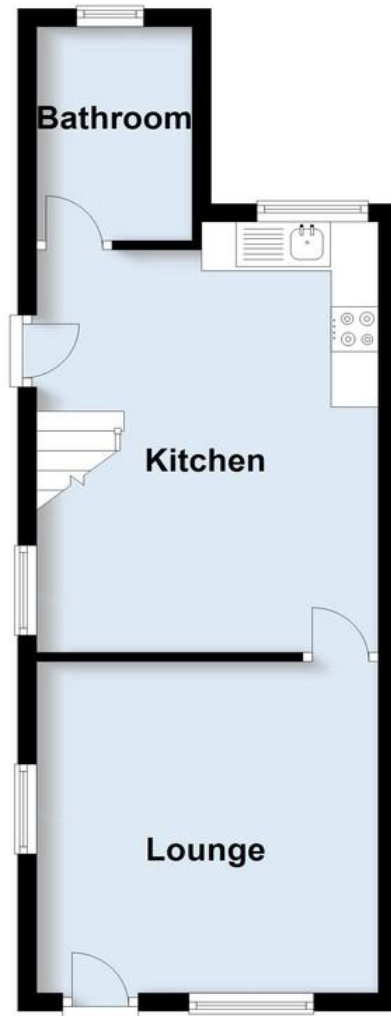
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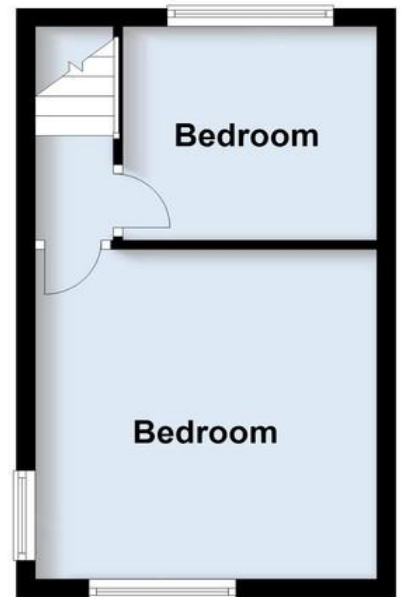
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 57 sq m

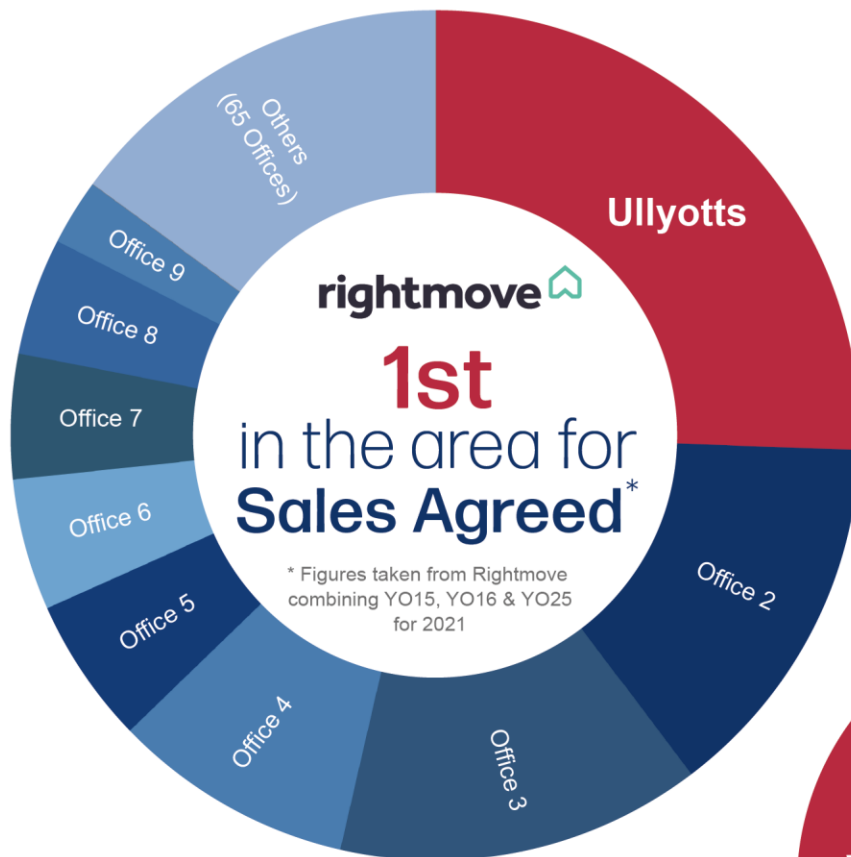
Ground Floor



First Floor



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EST 1891



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