



Ulllyotts
Chartered Surveyors

**12a Leafield Road
Bainton
YO25 9NF**

Established semi-detached house
Large rear garden
Three Bedrooms

Conservatory. Off-street parking
In need of general updating
NO ONWARD CHAIN

**Asking Price Of:
£175,000**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

12a Leafield Road

Bainton
YO25 9NF



Offering delightful open views, in a rural setting, this is an established semi-detached house in need of general updating.

The sale of this property represents a great opportunity to acquire a spacious three bedroom home along with generously proportioned gardens and good vehicular access and the buyer can put their own stamp on the property making this a superb home.

BAINTON

Bainton is a pretty village settlement with the Parish Church of St. Andrew known locally as the "Cathedral of the Wolds". This houses a remarkable Mauley Monument, which resembles the Percy Tomb at Beverley Minster. The Wolds Village tea room was once a former Court House for Bainton and Beacon Petty Sessions where offenders were held awaiting trial.

ACCOMMODATION

ENTRANCE HALL

With straight flight staircase leading off to the first floor.

LOUNGE

17' 0" x 11' 9" (5.2m x 3.59m)

An attractive 'through' room with doors leading out onto the rear garden. Coved ceiling and radiator.



DINING KITCHEN

16' 11" x 12' 0" (5.18m x 3.66m)

Again, another 'through' room with windows to front and rear aspects. Fitted kitchen units along the rear wall. Inset steel sink with single drainer space and provision for an electric cooker with extractor hood over. Built-in under stairs storage cupboard.





UTILITY A useful additional space with huge potential to incorporate within the main living area and having a window to the front and side.



WC With WC and wash basin.

CONSERVATORY 10' 3" x 8' 11" (3.14m x 2.72m)
Featuring dwarf brick walls with glazing to the remaining walls and having French doors leading out onto rear garden. Wall home electric heater.



LANDING

BEDROOM 1

12' 4" x 10' 6" (3.77m x 3.22m)
Front facing windows.

Built in alcove storage cupboards and cupboard over the stairs.



BEDROOM 2

11' 11" x 8' 9" (3.64m x 2.68m)
Front facing.

Built in cupboard over the stairs and radiator.



BEDROOM 3

8' 7" x 7' 11" (2.64m x 2.42m)
Rear facing window.

Radiator.

SHOWER ROOM

With shower enclosure housing and electric shower, low-level WC and pedestal wash basin. Radiator and fully tiled walls.



OUTSIDE

The property stands back from the road behind its own front forecourt garden which is predominantly gravelled with separated planted beds. There is a large area of concrete hardstanding which provides parking for multiple vehicles.

To the rear of the property is an established area of garden featuring various gravelled areas, planted beds, shaped lawns and a number of garden outbuildings.

The property itself enjoys outstanding views over open countryside.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as TBC 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 telephone are connected to the property. We currently await details relating to drainage.

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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

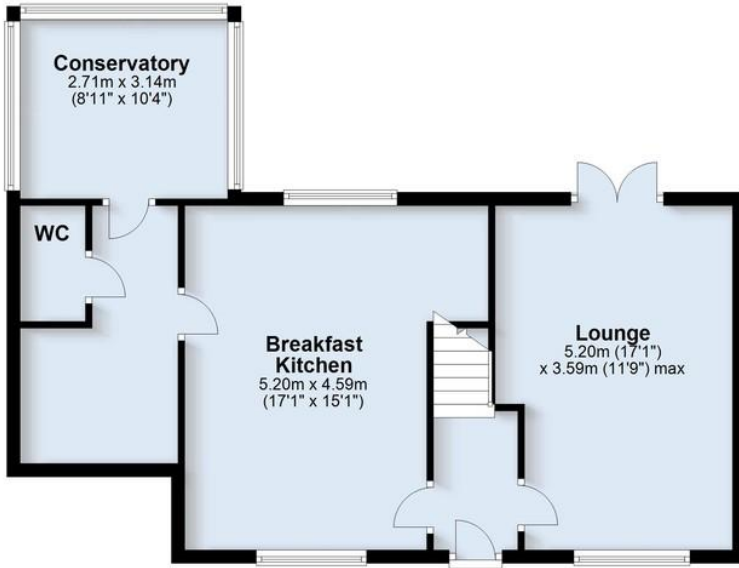
Strictly by appointment (01377) 253456

Regulated by RICS

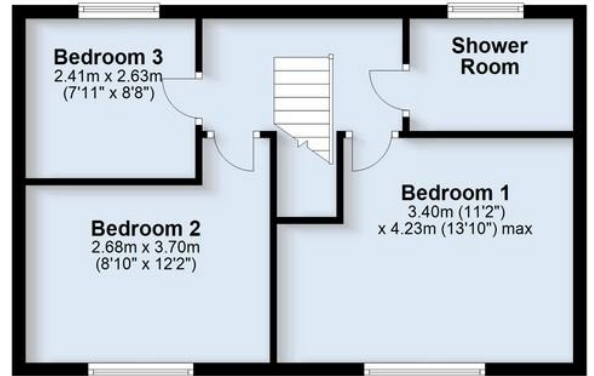
Approximately (TBC)

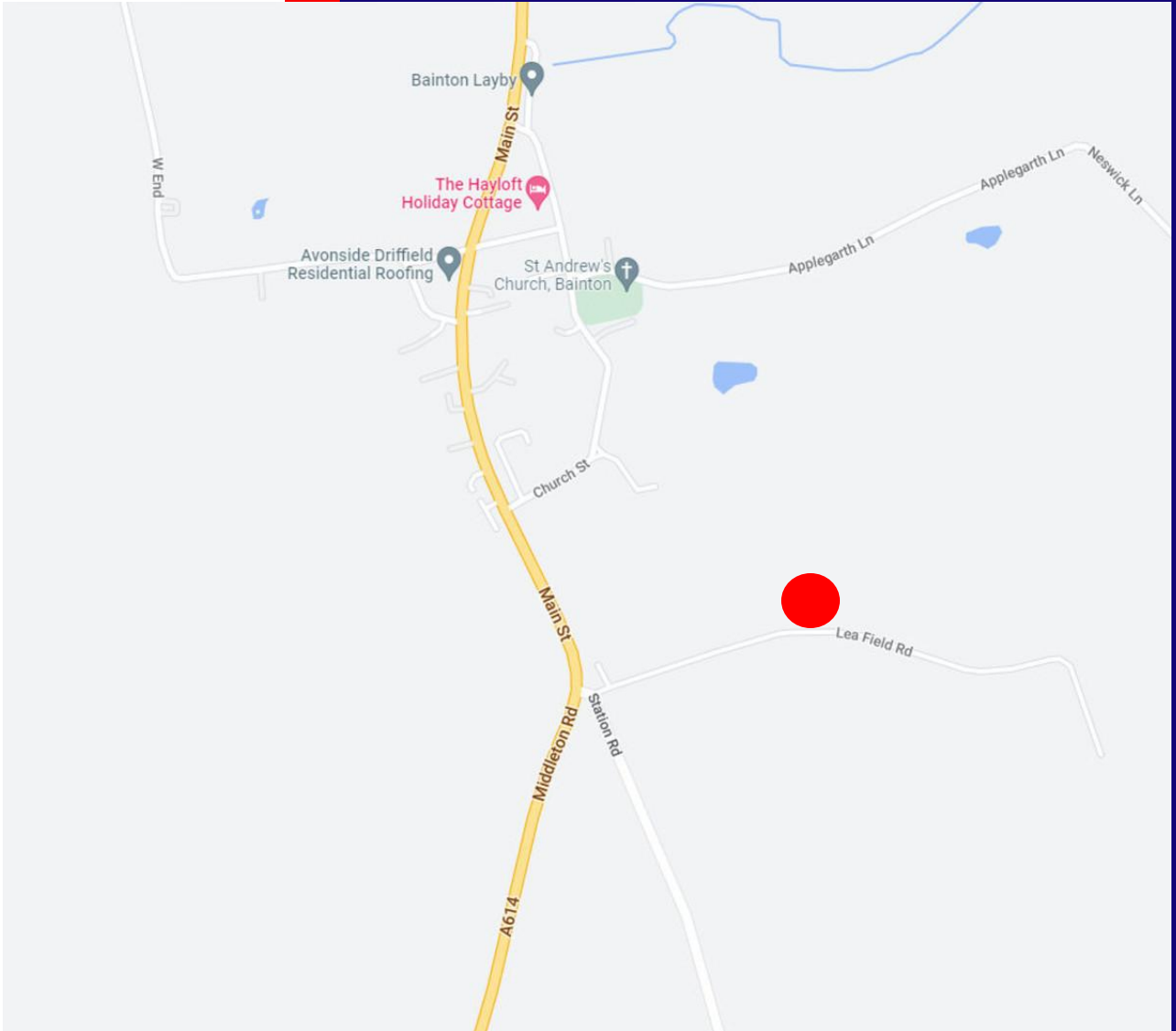
(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com