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Mere House, 1 New Row
Fimber
YO25 9LX

Delightful setting
Beautiful gardens
Partially modernised

Design to your own preference
A chance to create your ideal home

Guide Price:
£185,000



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PROPERTY PROFESSIONALS SINCE 1891

Mere House, 1 New Row

Fimber

YO25 9LX



A chance to create the home of your dreams!

An opportunity to purchase a cottage property in a delightful setting with large rear gardens. Work to extend and improve the property has ceased due to a change of circumstances for the seller. Therefore, there is a real opportunity to continue the work started and complete the property to the buyers own specification.

There is scope to create something really special.

The tranquil village of Fimber lies quietly at both sides of the B1251 and is settled into the hillside. It forms around the village mere which is presided over by the small church on the hill which looks down over the village. Access to the church is via a lovely stone archway.

Given that there is a huge flexibility in how the property will be finished, the description contained within these particulars is merely a guide as to the size of the rooms. Please refer to the floor layout plan for a more detailed impression of the layout.

WORKS COMPLETED BY SELLER

1. Original extension, carport and outbuildings were demolished
2. Architectural drawings completed, planning permission obtained
3. Foundations excavated and replaced to meet building regulations for a second story extension
4. Electricity supply undergrounded, fuse box removed
5. Extension floor is broken, excavated by 900 mm and replaced with concrete slabs
6. Underground services installed
7. Ground floor walls rebuilt
8. Balcony floor joists installed
9. Original walls damp proofed
10. GRP roof for balcony part installed
11. Joists and floorboards for first floor parts installed

It should be noted that the above information is supplied by the vendor as part of our sales particulars and therefore checking this information is the responsibility of the buyer.

ACCOMMODATION

KITCHEN

13' 2" x 7' 6" (4.02m x 2.29m)

Fitted with a range of basic kitchen units. This is the original kitchen of the cottage with window facing out onto New Row.



SITTING ROOM

13' 0" x 12' 8" (3.98m x 3.88m)

The original main sitting room of the cottage with doors leading out onto the rear. There is a staircase leading off to the first floor.

POTENTIAL DAYROOM/KITCHEN

17' 8" x 12' 8" (5.39m x 3.88m)

Conceived by the current vendor to be a day room with kitchen overlooking the rear garden this room offers scope to utilise as desired.

LOUNGE

15' 7" x 14' 3" (4.76m x 4.35m)

A totally incomplete room which could be an attractive lounge overlooking the rear garden.

FIRST FLOOR

BEDROOM 1

13' 0" x 9' 10" (3.98m x 3m)

Offering commanding views over the garden, this room could equally be used as a reception room if required.



BEDROOM 2

7' 8" x 7' 4" (2.36m x 2.26m)

Having an aspect onto New Row.



BATHROOM

Original bathroom of the property featuring low level suite.

OUTSIDE

The front of the property is approached via a lane giving access to the subject property and adjacent properties.

To the rear of the property is an extensive predominately lawned garden with mature boundaries. The garden itself actually borders onto the village mere, that this is obscured at the current time.



VIEW FROM FIRST FLOOR



VIEW OF MERE



GARDEN



ARCHITECT DRAWINGS

Architect drawings can be provided upon request.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water and electricity are connected to the property. Drainage is via private means.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

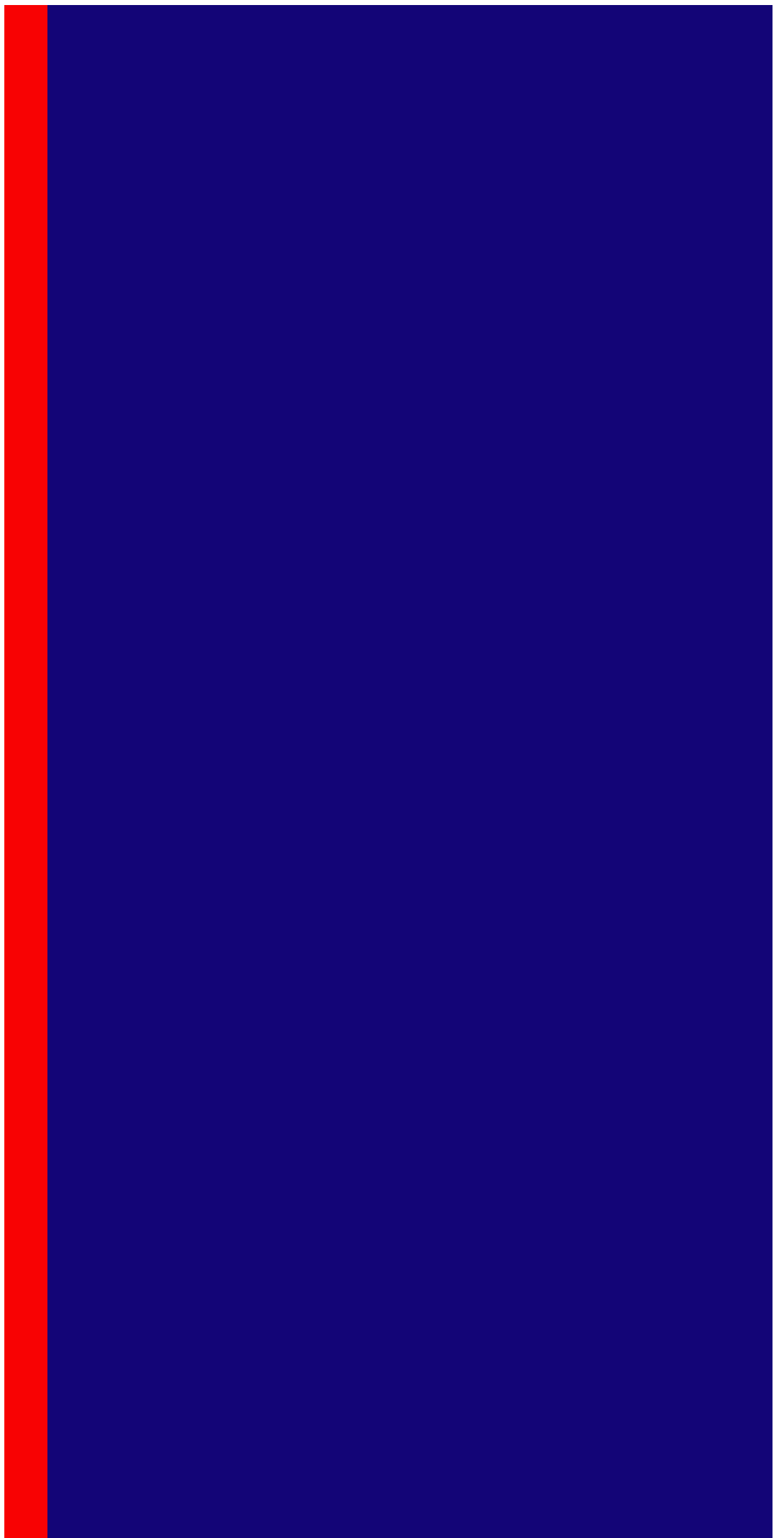
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment (01377) 253456

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