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Chartered Surveyors

**Acorns  
Ruston Parva  
YO25 4DG**

Four reception rooms  
Master bedroom with en-suite  
Two further bedrooms

Extensive gardens  
Double garage & Outbuildings  
Extensive accommodation

**Asking Price Of:  
£475,000**



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# Acorns

Ruston Parva

YO25 4DG



A property which could provide the new owner with a real 'place in the country' being situated within a semi-rural setting with extensive gardens to the rear as well as outhouses and parking for multiple vehicles on the block paved drive, covered car port, additional double garage and covered store. The accommodation is also extensive and versatile currently utilising the first floor as three bedrooms with a dedicated dressing room and en-suite to the master bedroom with four reception rooms on the ground floor.

The gardens are delightful and extensive being very established, predominantly laid to lawn with planted beds and a paved patio immediately to the rear of the house itself.

The property also benefits from a range of outbuildings and, as such, offers potential for hobbies or business useage.

## ACCOMMODATION

### RECEPTION HALL

With feature staircase leading off having a spindled baluster. Fitted dado rail and ceramic tiled floor.



### CLOAKROOM/WC

With low level WC and vanity wash hand basin, ceramic tiled floor and half-tiled walls. Heated towel rail.

### LOUNGE

19' 11" x 11' 10" (6.08m x 3.63m)

With feature solid fuel stove having an attractive timber mantel. Coved ceiling. Radiator.



French doors leading out on to the rear patio.



Double doors leading into:

### SNUG

10' 0" x 9' 10" (3.06m x 3.02m)

With radiator and rear facing window. Coved ceiling.

### STUDY

12' 0" x 6' 4" (3.66m x 1.95m)

With front facing window.



### DINING ROOM

22' 5" x 8' 10" (6.85m x 2.71m)

An exceptionally spacious dining room featuring front facing window, French doors to the side and also incorporating a useful utility area with door leading out onto the exterior.



Opening into:

### KITCHEN

10' 8" x 8' 9" (3.26m x 2.69m)

Fitted with a modern range of kitchen units featuring base and drawer units with worktops along with matching wall mounted units all being finished with Shaker style doors in maple. Inset sink with single drainer, integrated electric oven and hob with extractor over and mosaic tiled splashback.



Space and provision for a dishwasher and refrigerator. Window overlooking the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1

20' 0" x 11' 10" (6.1m x 3.63m)

An attractive through room with radiator.



Double doors leading into:

### DRESSING ROOM

Extensively fitted with a range of wardrobes along one wall. Radiator.



### EN-SUITE

With Quadrant style shower enclosure, low level WC and vanity style wash basin. Fully tiled walls and floor.



### BATHROOM

Extensively fitted with a modern suite comprising shower style bath with glass side screen and electric shower over.

Range of vanity units incorporating wash hand basin and low level WC, ceramic tiled floor and walls.



## BEDROOM 2

12' 1" x 10' 9" (3.69m x 3.29m)

With rear facing window and radiator.



## BEDROOM 3

12' 0" x 7' 4" (3.67 [narrows to 2.57m]m x 2.24m)

Radiator and front facing window. Built-in storage cupboard.



## OUTSIDE

The property stands back from the road behind an expanse of front garden which gives way to a block paved forecourt, which is approached by a matching block paved drive.

The drive also extends to the side of the house where there is a covered car port.

There is also vehicular access to the rear of the property where there is a double garage with concrete hardstanding.



Adjacent to the garage is a covered store. The gardens are extensive and comprise a paved patio immediately to the rear of the property surrounded by beds.

The remaining gardens are predominantly laid to lawn interspersed with planted beds. There is a pond and further elevated garden leading to a range of outbuildings.



## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 165 square metres.

## CENTRAL HEATING

The property benefits from gas (LPG) 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. We are advised that the drainage is to a septic tank which is adopted by Yorkshire Water and connected to the mains sewage system in the street.

## **COUNCIL TAX BAND**

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

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

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.

## **WHAT'S YOURS WORTH?**

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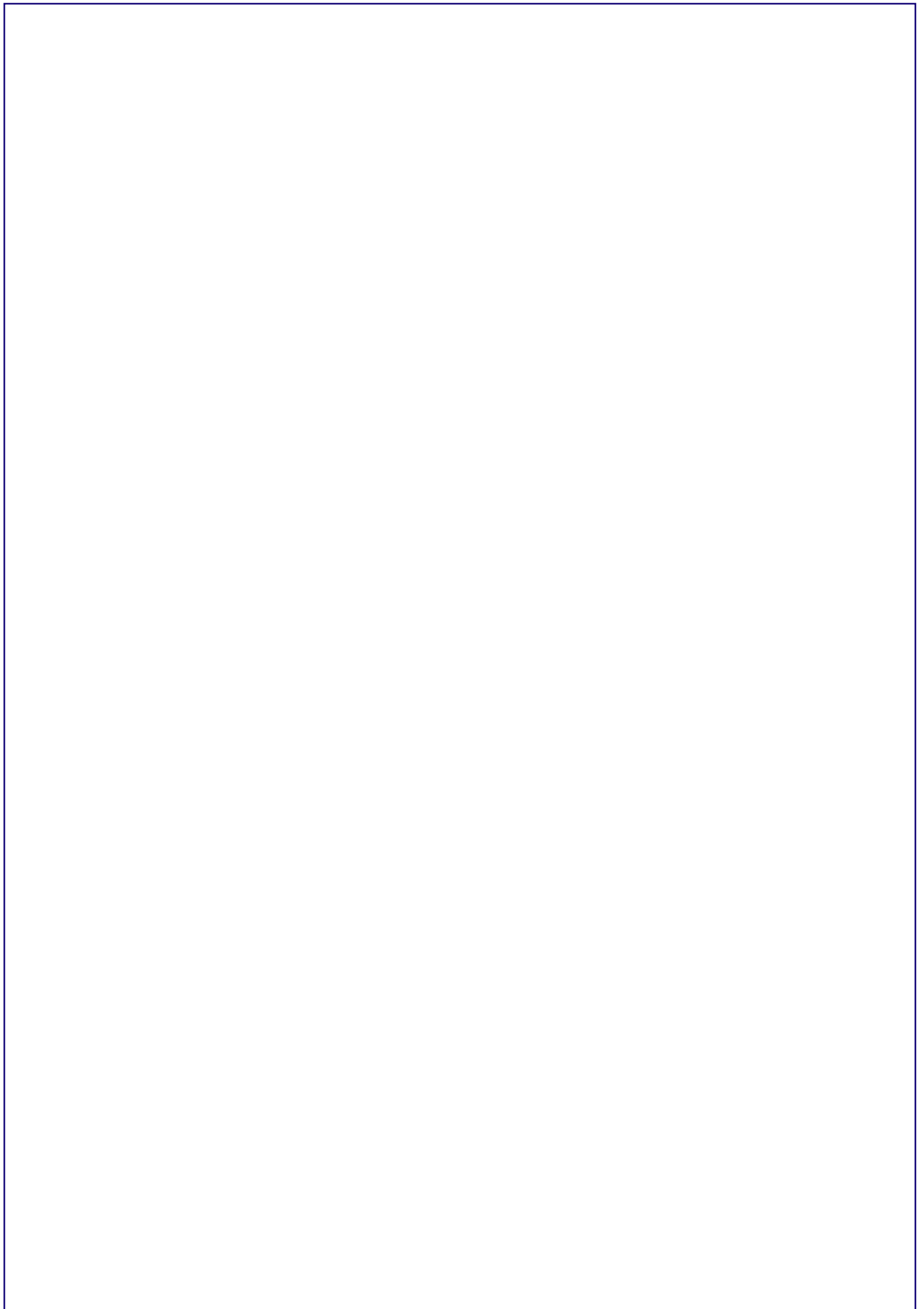
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## **VIEWING**

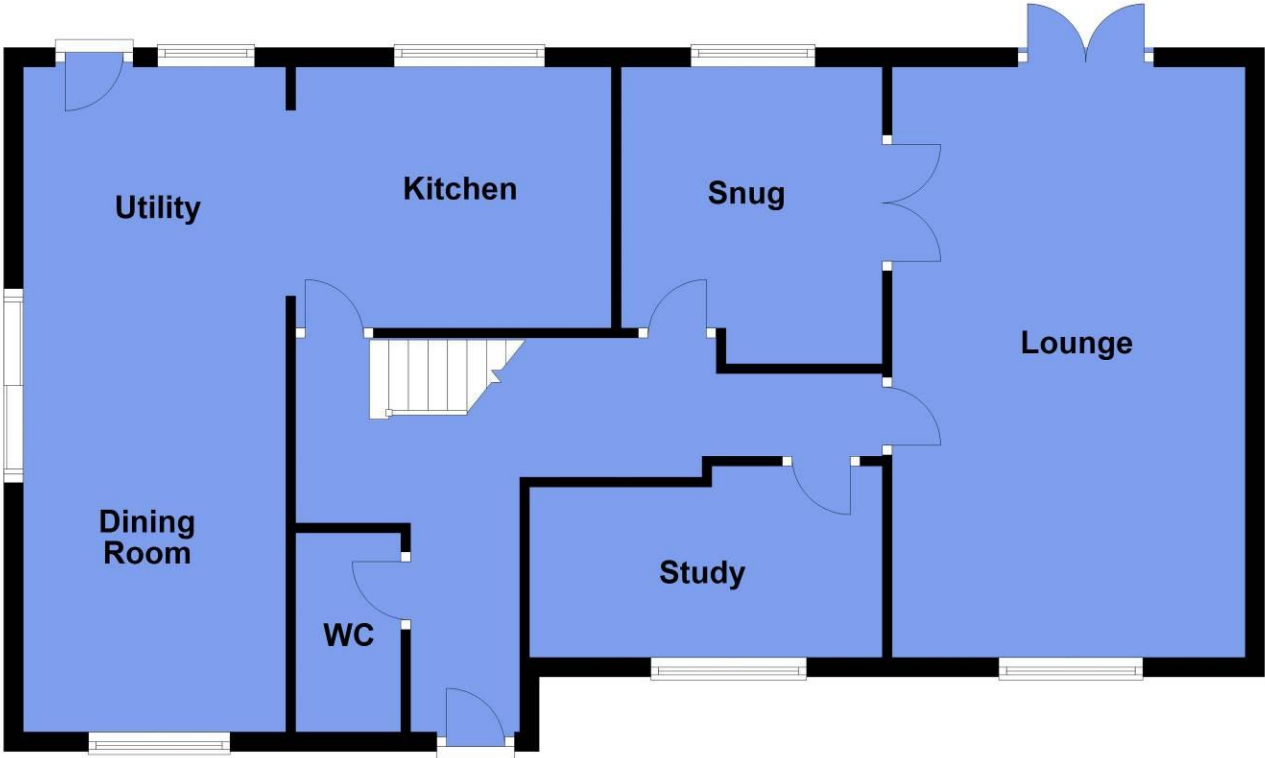
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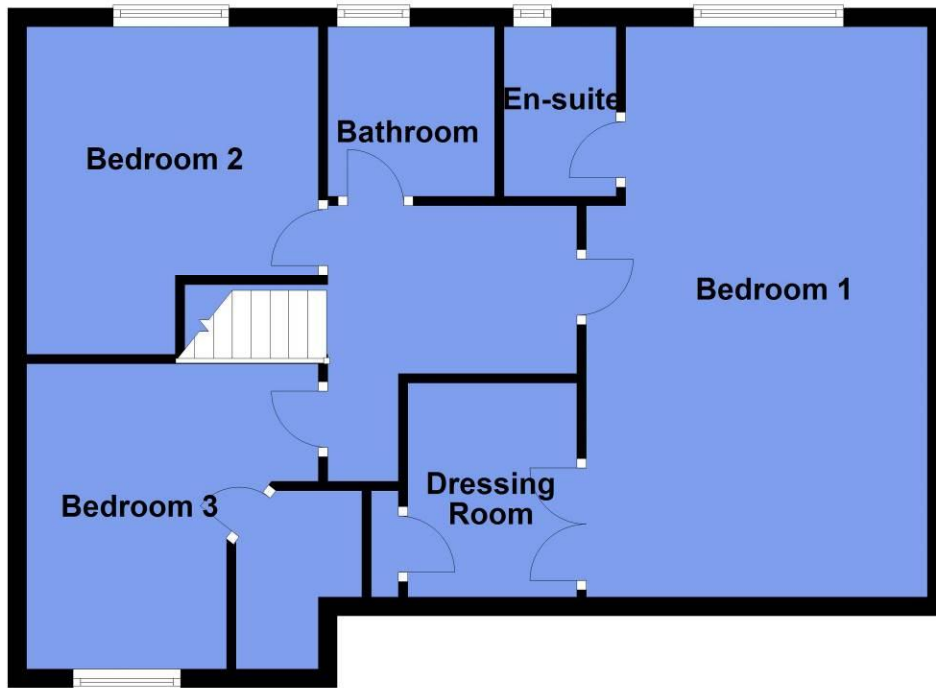


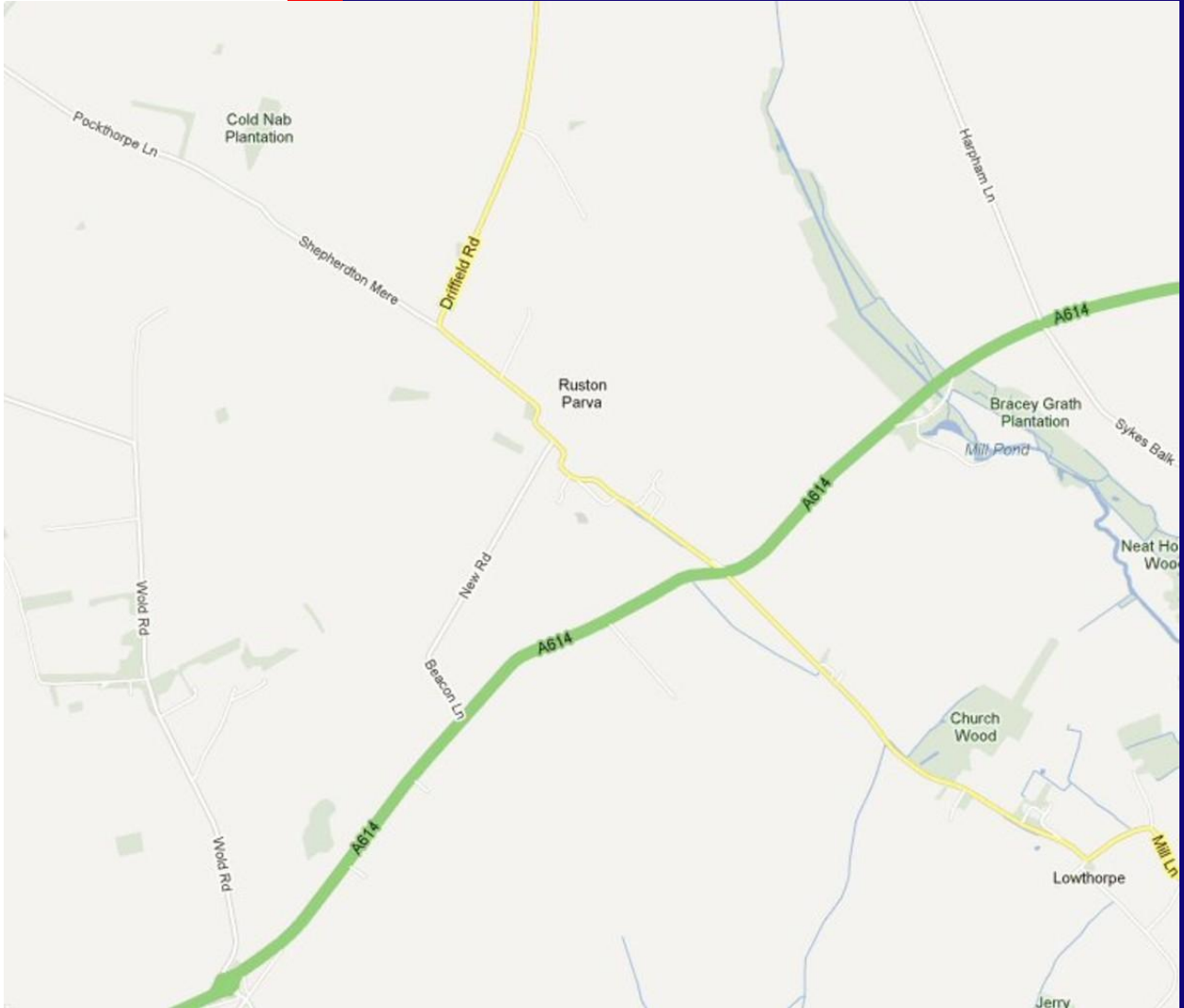


**Ground Floor**



## First Floor







**64 Middle Street South, Driffield, YO25 6QG**

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