



18 Mount Pleasant Road
North Frodingham, YO25 8LF

ASKING PRICE OF

£190,000

4 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Outside



Off Road
Parking



Gas Central Heating

18 Mount Pleasant Road, North Frodingham, YO25 8LF

Located within a semi-rural village setting with delightful open views enjoyable from the rear of the house and garden, this is a superb home which provides generously proportioned accommodation.

Having been carefully updated and improved by the vendor, the accommodation includes attractive front facing lounge with log burning stove, open plan breakfast style kitchen and additional utility room, four bed rooms on the first floor, one having an en-suite.

The rear gardens are impressive and feature an enclosed expanse of lawn with side borders plus additional patio areas which could be adapted for a variety of uses.

DIRECTIONS

Upon entering the village of North Frodingham from Driffield, continue along Main Street. Take the right hand turning onto South Townside Road and follow this road along bearing left then turn right onto Mount Pleasant Road.

NORTH FRODINGHAM

The B1249 passes through the village with its main street lined with houses, cottages and public house. The village cross is located at the junction of the road to Brandesburton and outside the attractive village school is the war memorial. Just outside North Frodingham is the Church of St Elgin which, though restored in the 19th Century, has its original Norman font.



Lounge



Dining Kitchen



Dining Kitchen



Utility Area

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor and built-in understairs storage cupboard. Feature wooden flooring.

LOUNGE

15' 1" x 10' 11" (4.62m x 3.35m)

With front facing window and inset niche for a log burning stove, having a timber over mantel. Radiator.

DINING KITCHEN

17' 2" x 8' 9" (5.25m x 2.69m)

A delightful open plan space with contemporary fitted kitchen featuring sleek, handle-less kitchen units including base and wall mounted cupboards along with integrated appliances including two electric ovens, gas hob with extractor over, integrated wine rack, space and provision for a fridge/freezer.

The dining space itself offers radiator and large French doors opening out onto a timber deck.

UTILITY

14' 0" x 7' 6" (4.28m x 2.30m)

With access out into the garden.

FIRST FLOOR

LANDING

BEDROOM 1

12' 3" x 10' 6" (3.74m x 3.22m)

With front facing window. Radiator.

BEDROOM 2

12' 0" x 9' 4" (3.66m x 2.85m)

Radiator.

BEDROOM 3

10' 2" x 8' 10" (3.10m x 2.70m)

Radiator.

EN-SUITE

8' 8" x 5' 1" (2.65m x 1.57m)

With walk-in shower and low level WC plus vanity wash basin. Fully tiled walls.

BEDROOM 4

9' 0" x 8' 8" (2.75m x 2.65m)

Radiator.



Bedroom



Bedroom



Bedroom



Bedroom

BATHROOM

6' 4" x 5' 4" (1.94m x 1.64m)

With suite comprising panelled bath, encased cistern WC and vanity wash basin. Radiator.

OUTSIDE

The property is set back from the road behind a gravelled forecourt which provides extensive parking for multiple vehicles. To the rear of the property is an area of garden which features various patio areas, gravelled bed, summerhouse and outbuilding plus enclosed lawn with attractive views of open countryside beyond.

FLOOR AREA

The floor area for the property is 99 square metres.

CENTRAL HEATING

The property benefits from gas 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

All mains services are available at 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 C. 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.



En-suite



Bathroom



Outside



Outside

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 with Ulllyotts.

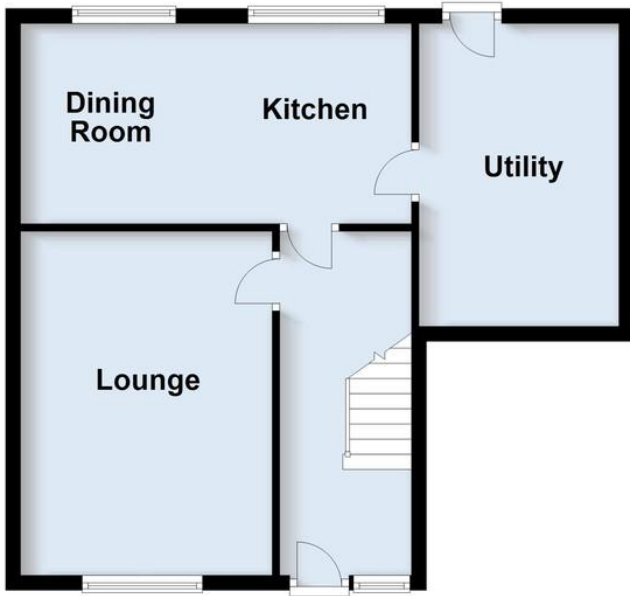
Regulated by RICS



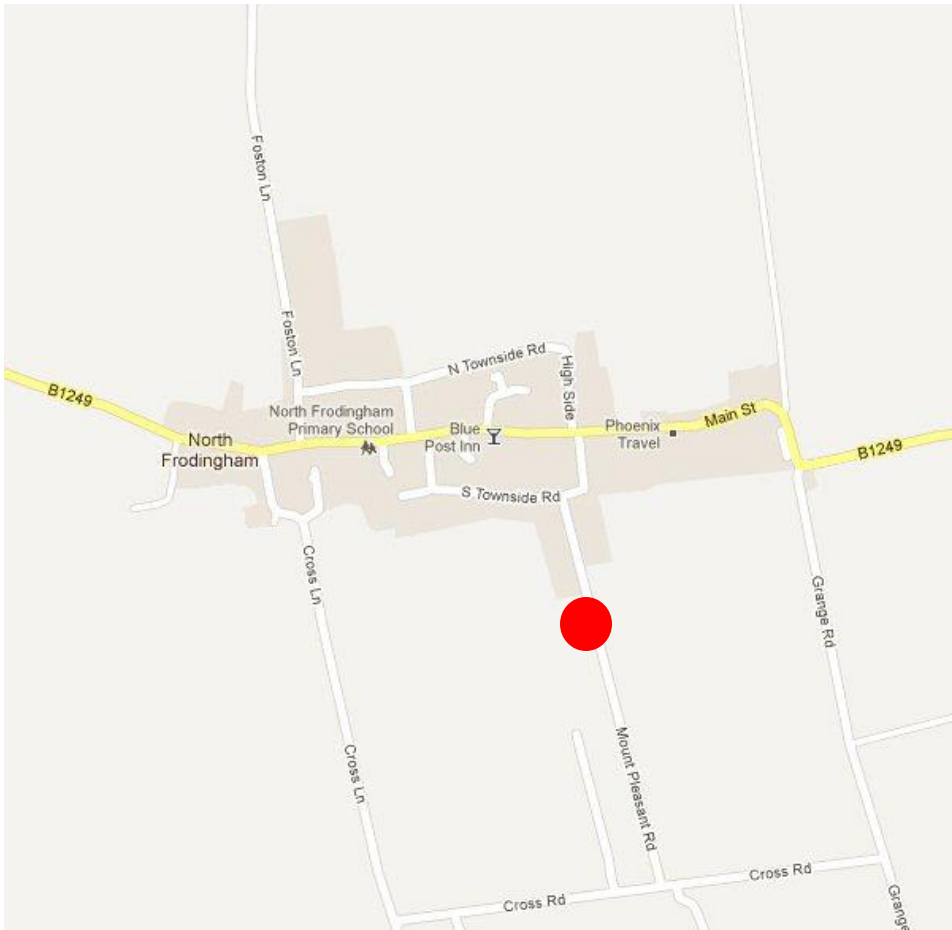
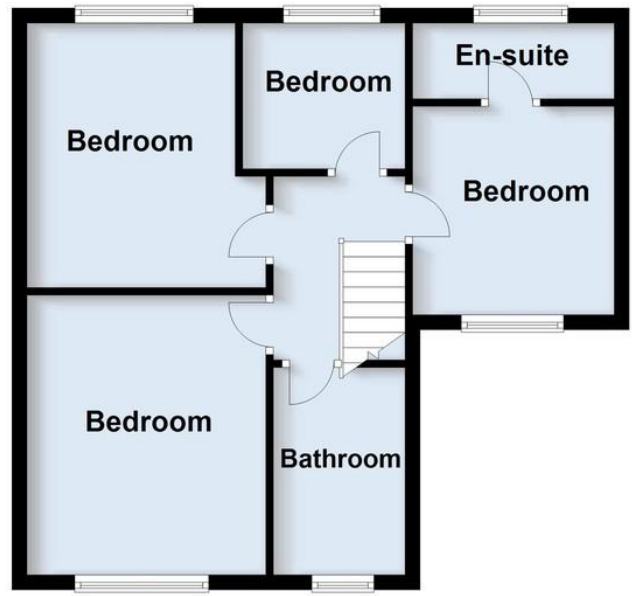
Outside

The floor area, (which may exclude conservatories),
is approximately 99 sq m

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations