



74 Main Street, North Frodingham, East Yorkshire, YO25 8LJ

*GUIDE PRICE: £ 360,000 (plus fees)



Description

Developers should take a closer look at this unique opportunity to acquire a large semi-detached house that stands on a plot of just over 0.7 acres and benefits from an outbuilding that has a lapsed planning consent for conversion and extension to create a new dwelling. The plot enjoys a frontage onto Main Street of approximately 105 ft giving ample room for an additional dwelling to be developed (subject to renewed planning approval). The existing house offers approximately 2000 sq ft of accommodation that is a little tired and would benefit from updating of kitchen and bathroom fittings as well as redecoration. The property will also appeal to anyone looking for an annexe for a dependent relative. The existing house does benefit from uPVC double glazing and gas-fired central heating.

Location

The property stands on a frontage plot facing directly onto Main street. North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Driffield. Well placed for access to the East Yorkshire Coast, the village is also within comfortable commuting distance of the city of Hull and the historic town of Beverley. Within the village, there is a public house, and primary school. Additional facilities are readily available in the nearby villages of Beeford and Brandesburton including a GP practice and surgery in Beeford.

Accommodation

The property is a large 3 bedroomed semi detached house over 2 floors. It has kitchen, dining rooms, living room and games rooms to the ground floor and 3 large bedrooms and office to the first floor.

Outbuildings

Workshop

To the left-hand side of the drive stands a detached brick and tile workshop with a roller shutter door, power, and light connected. Full planning consent was approved for the extension and conversion of this building to create a separate three-bedroom dwelling. This permission expired in 2018 but it is considered to be a formality to get it renewed.

Garage

The property also benefits from a detached brick and tile garage that has an electric remote operated up and over door, side personal door, power, and light connected. Part of the garage has been sectioned off to create a small workshop.

Gardens

The gardens to the property are a particularly attractive feature, being both a good size and well-established. The extensive areas of lawn are complimented by well-stocked mature borders and a variety of mature trees. To the rear of the garage is a lean-to greenhouse.

Solicitors: Stamp Jackson Proctor Tel : 01482 324 591

Council Tax: East Riding of Yorkshire Council – council tax band E

Tenure : Freehold with vacant possession upon completion.

<p>Approximate total area**</p> <p>2955.31 sq ft 270.28 sq ft</p> <p>Reduced headroom</p> <p>13.25 sq ft 1.23 sq ft</p> <p><small>**Including common and service</small></p> <p><input type="checkbox"/> Reduced headroom Below 2.0m/6'6"</p> <p><small>With any change has been made to the floor plan, all measurements are approximate, not to scale. This floor plan is for information purposes only.</small></p> <p>09476330</p>	
--	--

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Joint Agent : Dee Atkinson & Harrison
56 Market Place, Driffield, East Yorkshire
Tel: 01377 241 919



Viewings :

Strictly by appointment with the Agents –
Auction House Hull and East Yorkshire on 0845 400 9900

Additional Fees

Additional Fees (Including VAT) Administration Charge: The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT). Buyer's premium £480 (£400 + VAT).

Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.