



Entry Porch
3'8" x 4'6"
1.12 x 1.38 m

Ground Floor

Approximate total area⁽¹⁾
121.34 sq ft
11.27 sq m

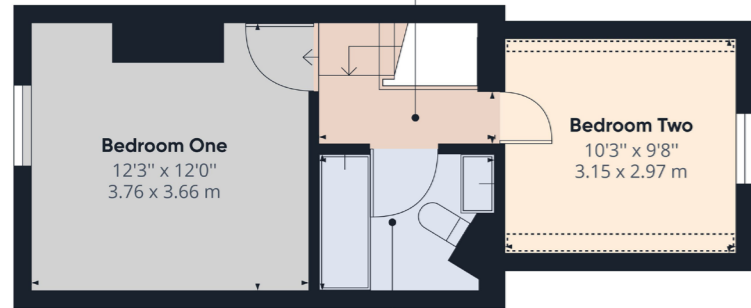
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.

01A1F3M0



Landing
7'10" x 2'8"
2.39 x 0.82 m



Bathroom
7'10" x 6'2"
2.39 x 1.89 m

Floor 1

Approximate total area⁽¹⁾
311.78 sq ft
28.97 sq m

Reduced headroom
15.73 sq ft
1.46 sq m

(1) Excluding balconies and terraces

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SERVICES

LPG gas fired central heating. Main sewerage, electric and water.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



**Guide Price
£150,000**

**82 Main Street,
North Frodingham, YO25 8LJ**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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82 Main Street, North Frodingham, YO25 8LJ

DESCRIPTION

82 Main Street is a charming and well presented two bedroom mid terrace. The property has been kept in great condition and offers character and homely feel the moment you step through the door. The plot extends extensively to the rear with an exceptional garden and is rare to find in properties at the moment, as they are rarely available on the market. This cosy cottage is perfect for any one looking to get on the property ladder or invest and is set in a popular and quiet village location.

The property briefly comprises:- entrance porch, lounge/dining area, kitchen, first floor landing with two double bedrooms and family bathroom, large rear garden and on street parking.

LOCATION

North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Driffild. 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.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 3'8 (1.12m) x 4'6 (1.38m)

Door to the front aspect and tiled flooring.

LOUNGE/DINING AREA- 19'11 (6.09m) x 12'1 (3.68m)

Window to the front aspect, internal window to the rear aspect, exposed beams, feature fireplace with brick surround and stone hearth, understairs storage cupboard, fitted carpets, radiators, TV point, telephone point and power points.

KITCHEN- 10'3 (3.15m) x 9'8 (2.97m)

French doors and window to the rear aspect, wall mounted boiler, a range of wall and base units, small breakfast bar area, tiled splash back, sink with drainer unit, plumbing for washing machine, space for fridge/freezer, electric hob and oven, extractor hood, tiled flooring, radiator and power points.

FIRST FLOOR LANDING- 7'10 (2.39m) x 2'8 (0.82m)

Velux window and fitted carpets.

BEDROOM ONE- 12'3 (3.76m) x 12'0 (3.66m)

Window to the front aspect, free standing wardrobe, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 10'3 (3.15m) x 9'8 (2.97m)

Window to the rear aspect, fitted carpets, radiator, TV point and power points.

BATHROOM- 7'10 (2.39m) x 6'2 (1.89m)

Velux window, tiled splash back, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps and over head shower attachment, laminated flooring and radiator.

GARDEN

South facing garden which to the immediate rear is a patio area and beyond that, is a timber wooden shed, very large garden which is mainly laid to lawn with fruit trees, mature shrubs and side gated access.

PARKING

On street parking.