

Total area: approx. 190.0 sq. metres (2044.7 sq. feet)



SERVICES

Mains water and electricity are connected. Drainage is to a septic tank. PVCu double glazing is installed throughout. Central heating (mainly to the ground floor) is from an oil fired external boiler. The Solar panels are included in the sale.

TENURE

The property is held under freehold title with vacant possession on completion

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The council tax banding has assessed as being in Band C.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

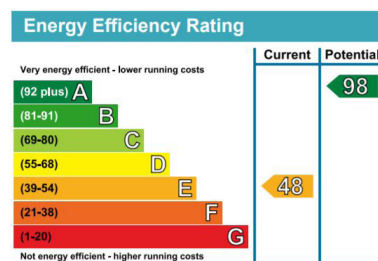
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Offers Around
£365,000

‘Wold View’
Thwing Road,
Rudston



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Wold View, Thwing Road, Rudston, YO25 4DW

DESCRIPTION

Wold View is located in a rural setting and enjoys open views over the neighbouring Wolds countryside. The property provides excellent family accommodation that has been extended several times over the period of the current owners occupation and now extends to approximately 2040 sq ft. The property stands on a good sized plot with private gardens and a range of useful outbuildings including a garage, workshop and several kennels. PVCu double glazing is installed throughout and an external oil fired boiler provides central heating. An added attraction is the solar panels that provide the highest feedback tariff and as such, generate a good annual income.

LOCATION

Located in a rural setting, fronting onto Thwing Road, which is a very quiet B road connecting the village of Thwing with the B1253 Bridlington to Sledmere road. It is approximately 2 miles outside of the village of Rudston and 3.5 miles from Kilham.



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With double radiator, telephone point, space for a desk, staircase leading off and smoke detector. Stripped pine doors open into:

LIVING ROOM

With log burner set in a rustic brick fireplace, double radiator, two wall light points dado rail, TV aerial point and double doors opening into the dining room.

KITCHEN

This rustic living kitchen features a cream coloured oil fired Aga that makes this the heart of the home. The kitchen is fitted with a range of handmade pine units including a Belfast sink with mixer tap, base cupboards, wine rack, walk-in shelved pantry, ceramic tiled floor, plumbing for a dishwasher, single radiator, ceiling spotlights and open archway to:

SNUG

With two wall light points, single radiator, French doors to the patio and TV aerial point.

PORCH

With ceramic tiled floor and side entrance door.

WC

With high level cistern to the WC, wash hand basin and ceramic tiled floor.

UTILITY ROOM

With ceramic tiled floor, plumbing for automatic washing machine, sink and electric cooker point.

OFFICE

With exposed tongue and groove wood flooring and telephone point.

DINING ROOM

With exposed tongue and groove wood flooring, dado rail, double radiator, fitted pine cupboards and shelves. French door to the garden.

FIRST FLOOR

LANDING

With single radiator, double radiator, walk in airing cupboard with featured circular window and staircase leading off to the attic area which is fully boarded and lined. Telephone point.

BEDROOM ONE

With exposed wood floorboards and open views over the rear garden and neighbouring fields.

EN-SUITE BATHROOM

With three-piece suite including bath with shower and curtain over, low-level WC, pedestal wash hand basin, fully tiled walls and exposed wood floorboards.

BEDROOM TWO

With open views to the rear and TV aerial point..

BEDROOM THREE

With open views to the rear and TV aerial point..

BEDROOM FOUR

With open views to the front.

BATHROOM

With panelled bath having a mixer tap, hand spray attachment and curtain over, pedestal wash hand basin, low-level WC and double radiator.

GARAGE

With up and over door, power and light connected.

OUTSIDE

The property stands on a good sized plot with a private drive providing off street parking for several vehicles and giving access to the garage. There is an area of front garden enclosed by mature hedge and to the side lies an excellent range of brick and tile outbuildings including a freezer store, workshop, and six purpose-built kennels. There is also a further purpose built kennel and a log store.

The main gardens lie to the rear of the property and include a large paved patio with extensive lawn beyond, mature well stocked borders, vegetable garden and a large wooden garden shed.