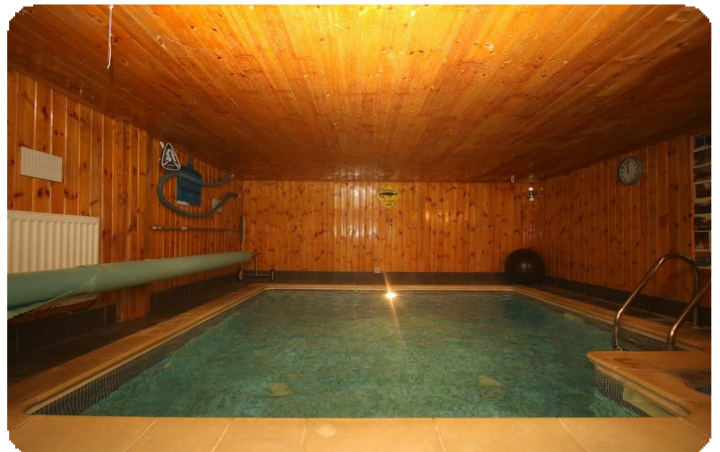




Northside House East Gate, Rudston, Driffield, YO25 4UX

Price Guide £279,950

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Northside House East Gate

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An extended three bedroom detached house located in the village of Rudston. A pleasant rural Wolds Village, situated approximately 6 miles west of Bridlington. Must be viewed internally to appreciate what's on offer.

This spacious property comprises: Ground floor: lounge, kitchen/diner, utility, dining room, office/sitting room and swimming pool area with pool, shower, changing area and wc. First floor: three good size double bedrooms, one en-suite, sun lounge with open aspect and house bathroom. Upvc double glazing and air source heat pump heating system. Exterior: private driveway for parking and rear garden with open aspect over open fields.

Entrance:

Upvc double glazed door into inner hall, two upvc double glazed windows and two central heating radiators.

Lounge:

18'1" x 15'0" (5.52m x 4.59m)

A front facing room, modern wall mounted fire, three upvc double glazed windows and three central heating radiators.

Kitchen/diner:

12'9" x 11'3" (3.89m x 3.44m)

Fitted with a range of base and wall units, central island with gas hob, electric oven and stainless steel one and a half sink unit. Part wall tiled, part floor tiled, central heating radiator. There is an archway leading to understairs cloakroom.

Dining room:

18'0" x 6'6" (5.50m x 1.99m)

A rear facing room overlooking the garden and open views over fields. Two bi-folding doors and modern electric wall mounted radiator.

Utility:

9'8" x 5'10" (2.96m x 1.79m)

Fitted with base and wall units, stainless steel sink unit, plumbing for dishwasher and washing machine. Full wall tiled and double glazed window.

Outer porch:

5'9" x 4'0" (1.76m x 1.24m)

Single glazed window, power and lighting.

Sitting room/office:

15'0" x 11'10" (4.59m x 3.62m)

A front facing room currently used as an office/guest bedroom. Upvc double glazed window and two central heating radiators.

Swimming pool area:

Situated in the original double garage.

Changing area:

7'10" x 5'2" max (2.41m x 1.58m max)

Wash hand basin, electric wall mounted heater.

WC:

5'3" x 2'11" (1.61m x 0.91m)

WC.

Swimming pool:

16'4", 14'0" x 16'5" (5.43m x 5.02m)

The maximum depth is 1.2m and has an air jet providing a current against which a swimmer can exercise, central heating radiator. Tiled shower cubicle with electric shower.

First floor:

Upvc double glazed window and built in storage cupboard housing gas boiler.

Bedroom one:

14'11" x 12'9" (4.57m x 3.90m)

A rear facing double room, two central heating radiators and upvc double glazed door into:

Upvc sun lounge:

12'2" x 6'6" (3.72m x 2.00m)

Overlooking the garden and open aspect with beautiful views of fields. Upvc double glazed door onto outer balcony.

En-suite:

7'0" x 5'1" max (2.14m x 1.56m max)

Comprises shower cubicle with electric shower, wc, wash hand basin and central heating radiator.

Bedroom two:

15'0" x 12'0" (4.59m x 3.67m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom three:

15'0" x 11'11" max (4.59m x 3.64m max)

A front facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'11" min x 5'7" (2.72m min x 1.71m)

Comprises bath, shower cubicle with electric shower, wc and glass wash hand basin. Full wall tiled, floor tiled, stainless steel ladder radiator and two upvc double glazed windows.

Exterior:

To the front of the property is a small paved frontage. To the side elevation is a paved private driveway for parking.

Garden:

To the rear of the property is a private garden, paved patio to lawn with borders of shrubs and bushes. Water point. Open aspect over fields. Brick built shed with controls for the pool. A spacious wooden shed with electrics. The air source heat pump, giving renewable heating is to the side of the property. There is a septic tank in the garden.

Notes:

Council tax band D.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

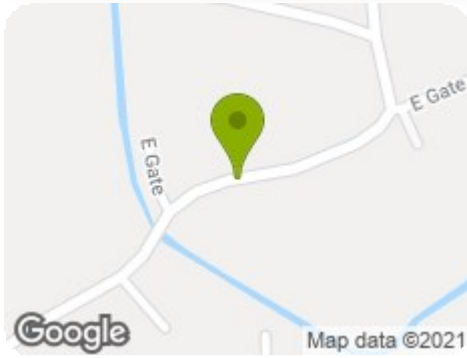
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



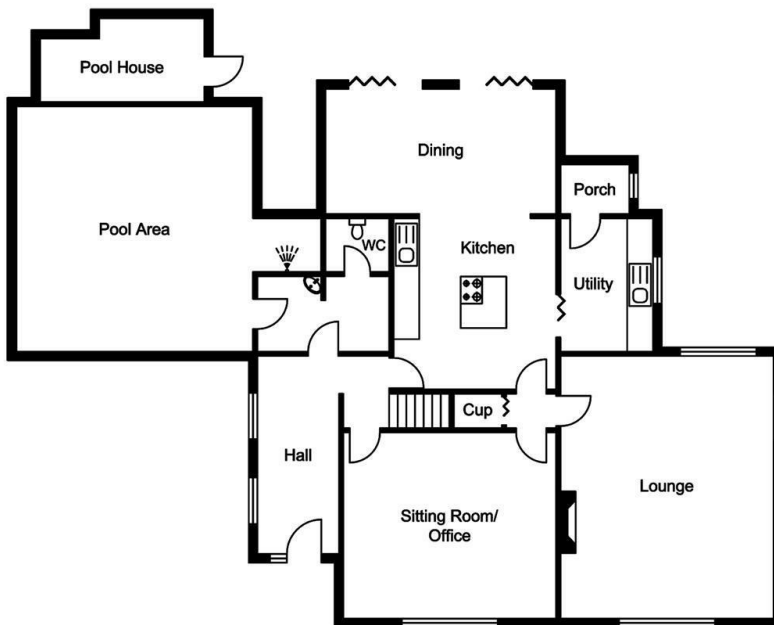
Road Map

Hybrid Map

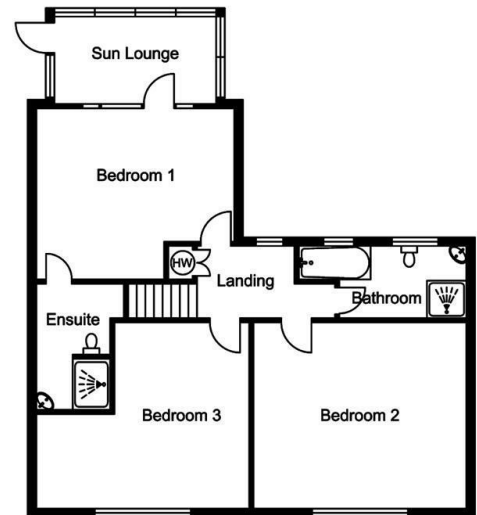
Terrain Map



Floor Plan



Ground Floor



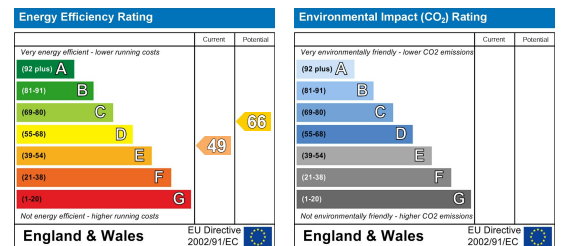
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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