

8 Orchard Cottages
North Frodingham
YO25 8LJ

ASKING PRICE OF

£170,000

2 Bedroom End Terraced House

Ullyotts Est. 1891 Estate Agents

01377 253456



Garden

2 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

8 Orchard Cottages, North Frodingham, YO25 8LJ

A PROPERTY WITH MORE TO OFFER THAN IT FIRST APPEARS!

A very deceptive end of terrace house with extensive parking and huge scope to develop further. Not only does the property benefit from a side drive, it provides good vehicle access and off-street parking, there is also access to the rear of the property via a car parking area where there is a single garage plus additional parking.

AS SUCH, THE PROPERTY IS EXTREMELY RARE IN NATURE and the internal accommodation does not disappoint in terms of condition and layout, having a front facing lounge plus open plan breakfast-style kitchen with access into a conservatory. The first floor features a large master bedroom with dual windows and semi-open aspect across a nearby green space.

The second bedroom can be used as such or even an office and there is also a modern bathroom.

The garden is of a good proportion, being predominantly laid to lawn and having various timber sheds in situ. The garden itself widens towards the rear most boundary and, there is scope to create even more vehicle parking, though the garage would likely be re-located.

In summary, this is a great property for first time buyers or even those buyers simply wanting a semi-rural location, wishing to utilise what is a fairly extensive garden for the benefitting of growing produce, having small livestock or even simply for relaxation.

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



Breakfast Kitchen



Breakfast Kitchen



Conservatory

Accommodation

FRONT ENTRANCE
Leading into:

ENTRANCE LOBBY
With straight flight staircase leading off to the first floor.

LOUNGE
13' 5" x 11' 9" (4.10m x 3.59m)
With large front facing window featuring fitted blinds. Brickwork fireplace with gas fire in situ. Wood effect laminate floor. Coved ceiling and wall light points. Built-in understairs storage cupboard. Radiator.

BREAKFAST KITCHEN
14' 11" x 8' 9" (4.57m x 2.68m)
Fitted along three walls with a modern range of kitchen units finished in white with a contrasting worktop. Inset sink with single drainer and single base cupboard beneath. Space and provision for an electric cooker and space and plumbing for an automatic washing machine. Wall hung gas fired boiler. Wood effect laminate flooring. Radiator.

Sliding patio doors leading into:

CONSERVATORY
7' 1" x 6' 9" (2.18m x 2.08m)
uPVC framed with double glazed windows and a polycarbonate roof. Double French doors leading out onto the garden area.

FIRST FLOOR LANDING

BEDROOM 1
11' 8" x 11' 6" (3.58m x 3.52m)
A good sized room with dual front facing windows and built-in wardrobe. Coved ceiling. Radiator.

BEDROOM 2
8' 8" x 8' 2" (2.65m x 2.50m)
With rear facing window. Built-in wardrobe along one wall and featuring sliding mirrored doors. Radiator.

BATHROOM
With shower style bath with curved edge and glass side screen having an electric shower over, pedestal wash hand basin and low level WC. Fully tiled around the bath and half tiled on one further wall.



Bedroom 1



Bedroom 2



Bathroom



Side parking area

OUTSIDE

The property stands back from the road behind a shallow forecourt. Immediately to the left hand side of the house is a drive with gated access that leads to a side parking area. To the rear of the property is a relatively extensive garden, this being predominantly laid to lawn and having three good sized timber sheds. The garden widens towards the rear and there is a vehicular access from Main Street to the rear of the properties where there is a communal car parking area on which there is also a single garage for the subject property.

The additional vehicle access to the rear offers an opportunity to create more parking by relocating the garage and creating full vehicle access from the parking area. The extent of the land owned is shown on the Title Plan.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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.

VIEWING

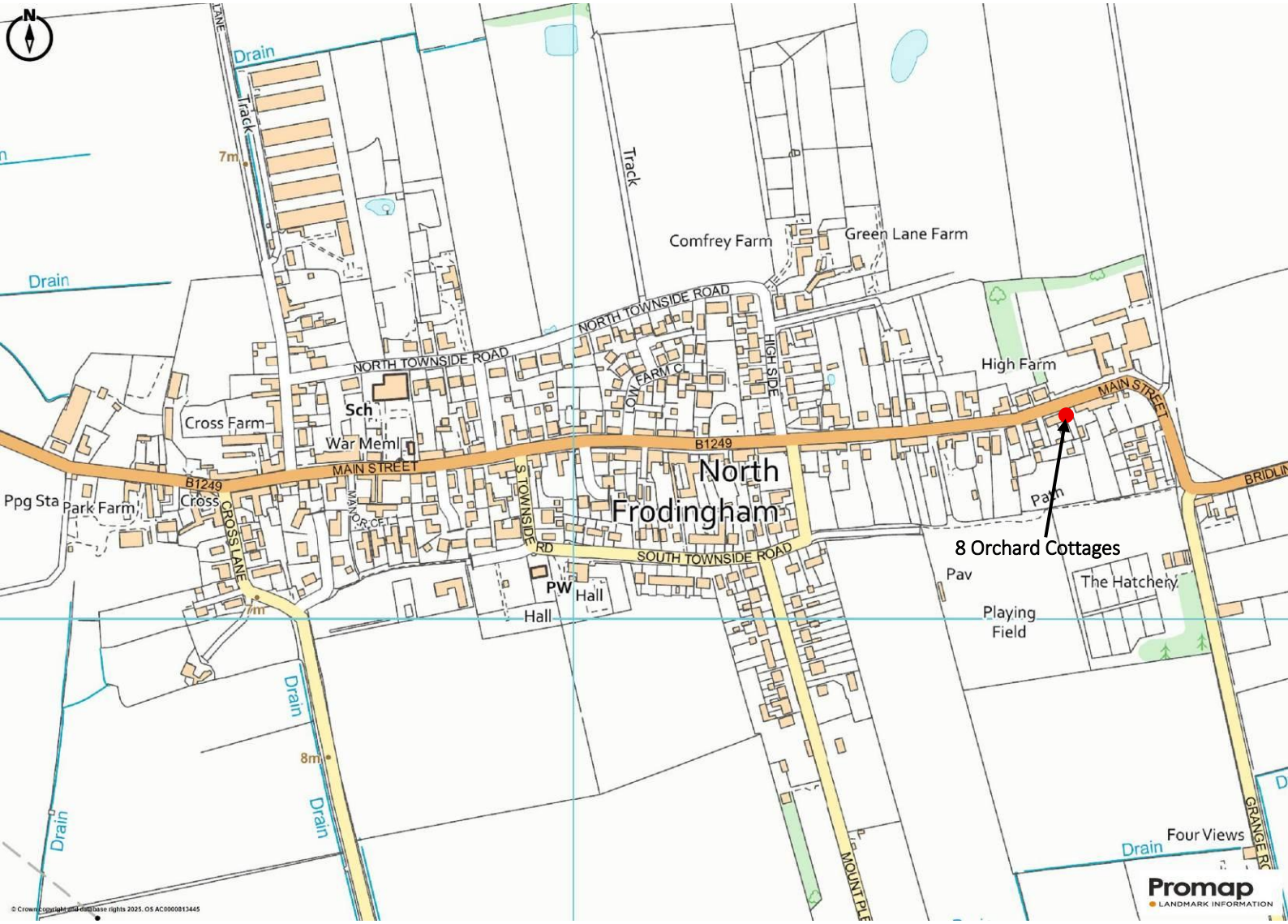
Strictly by appointment with Ullyotts 01377 253456 - Option 1.
Regulated by RICS



Rear Elevation

The digitally calculated floor area is 62 sq m (670 sq ft). This area may differ from the floor area on the Energy Performance Certificate.




N
Drain
Track
7m
Drain
Comfrey Farm
Green Lane Farm
NORTH TOWNSIDE ROAD
NORTH TOWNSIDE ROAD
HIGH SIDE
High Farm
MAIN STREET
Sch
Cross Farm
War Meml
B1249
MAIN STREET
B1249
Ppg Sta
Park Farm
Cross
CROSS LANE
North
Frodingham
S TOWNSIDE RD
SOUTH TOWNSIDE ROAD
8 Orchard Cottages
Pav
The Hatchery
PW
Hall
Hall
Playing
Field
Drain
8m
Drain
Drain
Four Views
Drain
Promap
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