



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'E'.

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
£325,000

6 South Townside Road,
North Frodingham, YO25 8LE



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



6 South Townside Road, North Frodingham, YO25 8LE

A truly unique detached dorma bungalow, offered to the market for the first time in over 60 years, occupying a substantial private plot with no adjoining houses, in a sought-after village location. 6 South Townside Road has been a lovingly owned property by just one owner and presents an individual and rare opportunity to purchase an exceptional home. Standing within generous, mature gardens that offer a high degree of privacy, the dorma bungalow enjoys versatile and spacious accommodation boasting four double bedrooms and large office space that are situated on both the ground and first floor, making it ideal for a variety of potential buyers, including those who wish to modernise throughout. The property boasts three well-proportioned reception rooms, providing flexible living space, while the spacious layout offers possibilities for reconfiguration or enhancement. Situated within a desirable village setting, this exceptional home combines space, privacy and enormous potential and is offered to the market with no onward chain.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, breakfast area, office, two double bedrooms, shower room, WC, first floor landing with two additional bedrooms, rear garden, garage and off 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 Drifffield. 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, active village hall, mechanic 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 HALL- 4'6 (1.39m) x 14'8 (4.49m)

Door and window to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

LOUNGE- 10'7 (3.25m) x 14'2 (4.34m)

Sliding doors to the rear aspect, coving, brick fireplace with mantel piece, fitted carpets, radiator, TV point and power points. Opening up to:

DINING ROOM- 11'9 (3.59m) x 11'1 (3.40m)

Bay window to the front aspect, coving, fitted carpets, radiators and power points.

KITCHEN- 14'4 (4.37m) x 9'10 (3.01m)

Door and window other side aspect, additional windows to the rear and side, tiled splash back, a range of wall and base units with breakfast bar, double sink with drainer unit, space for fridge/freezer, plumbing for washing machine, space for dryer, built in double oven, electric hob, fitted carpets, radiator and power points.

BREAKFAST AREA- 11'1 (3.40m) x 10'5 (3.20m)

Built in storage cupboards, fitted carpets, radiator and power points.

LARGE OFFICE- 8'11 (2.74m) x 11'0 (3.37m)

Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM ONE- 11'4 (3.47m) x 12'5 (3.79m)

Double bedroom with window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 11'10 (3.62m) x 9'8 (2.96m)

Another double bedroom with window to

the front aspect, built in wardrobes, fitted carpets, radiator and power points.

SHOWER ROOM- 5'7 (1.71m) x 10'4 (3.15m)

Opaque window to the rear aspect, inset spotlights, splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, large walk in shower with wet wall panelling, vinyl flooring, heated towel rail and extractor fan.

WC

Opaque window to the side aspect, low flush WC, vinyl flooring and radiator.

FIRST FLOOR LANDING

Window to the rear aspect, built in storage cupboard, fitted carpets and power points.

BEDROOM THREE- 11'9 (3.60m) x 13'5 (4.10m)

Window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'3 (2.83m) x 11'7 (3.55m)

Window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points. There is also access to the eaves.

GARDEN

South facing garden which is of ample size and is laid with lawn, gravelled area to the immediate rear with patio area, mature trees, fruit trees, flowers and shrubs, decked area to the side aspect and side access.

GARAGE

Single garage with up and over door, rear pedestrian door, power and lighting.

PARKING

Gravelled off street parking for multiple cars.

