



Main Street, North Frodingham, Drifffield, YO25 8LA

- End-Terrace Cottage On A Large Plot
- Two Reception Rooms
- Generous Rear Garden, Outbuilding & Garage
- Full Of Potential
- EPC Rating: E
- Four Bedrooms
- Well-Presented Throughout
- Located In The Charming Village Of North Frodingham
- Private Driveway for Parking

Asking Price £275,000



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DESCRIPTION

A fantastic opportunity to purchase this attractive and spacious four-bedroom end-terrace cottage, enjoying a traditional double-fronted appearance. Offered with no onward chain, the property occupies a generous plot with an expansive rear garden, useful outbuilding and single garage. Full of potential and offering plenty of scope to personalise, this versatile home provides spacious accommodation with the opportunity to create a wonderful family home.

The entrance hall leads into two well-presented reception rooms at the front of the property. Both offer excellent versatility and could be used as living rooms, dining rooms, home offices or additional family spaces, providing a blank canvas for the new owner to make their own.

To the rear is a spacious kitchen fitted with a range of wall and base units, offering plenty of storage, worktop space and room for appliances, with views over the garden. A useful utility room provides additional practical space. Completing the ground floor is a useful wet room with shower, wash hand basin and WC.

The four generously sized rooms offer excellent flexibility, with space for bedrooms alongside guest accommodation, a dressing room or home office, depending on the needs of the owner. There is plenty of space to adapt the accommodation. A modern family bathroom with a three-piece suite completes the first floor.

Outside, the property benefits from an substantial rear garden incorporating both lawn and patio areas, providing plenty of space for entertaining, relaxing and gardening. A fantastic additional outbuilding offers a range of potential uses, subject to any necessary permissions, while the single garage provides useful storage. Private driveway and access to the rear are conveniently approached via Foston Lane, adding further practicality to this appealing property.

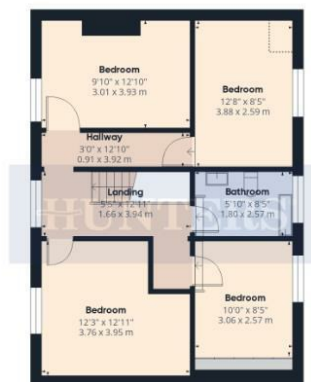
With its generous accommodation, substantial plot and excellent scope for a variety of uses, this is a property that must be viewed. Schedule a viewing today.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

HUNTERS®

Approximate total area⁽¹⁾

1680 ft²

155.9 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

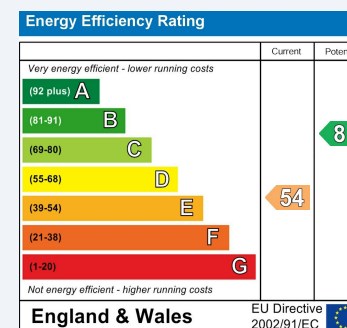
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.