



'Comice House'
Lakin Lane
Wold Newton, YO25 3YR

ASKING PRICE OF

£185,000

2 Bedroom Semi-Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Garden



2



1



1



Off Road
Parking



Air Source Heat Pump

‘Comice House’ Lakin Lane, Wold Newton, YO25 3YR

Nestled within the picturesque rural village of Wold Newton, this is a stylish modern home that offers a unique blend of contemporary living combined with countryside charm. This is a well presented home which features modern anthracite uPVC double glazed windows along with off-road parking and single garage. The village itself is conveniently situated betwixt Filey, Bridlington and Driffield which will be the main centres.

The accommodation itself includes well fitted kitchen, ground floor WC and rear facing lounge with dining area, having direct access onto the garden area, creating a real opportunity to enjoy the outdoors during all seasons.

The property is finished with neutral décor and the first floor offers two double bedrooms along with house bathroom.

Finally, the property benefits from the remaining part of an NHBC Warranty giving optimal peace of mind for buyers of all ages.

WOLD NEWTON

The picturesque village of Wold Newton is built around the Village Green and Pond into which the Gypsy Race flows. All Saints Church is hidden behind mature trees and also hidden from view is Wold Newton Hall, which is a Wesleyan Centenary Chapel built in 1839.

The village pub, the Anvil Arms is built on the site of the old Blacksmiths Shop and there is a brick column erected on the outskirts of the village, which marks the spot where a meteorite crashed to earth on 13th December 1775.



Kitchen



Dining Area



Lounge



Landing

Accommodation

ENTRANCE HALL

16' 4" x 5' 9" (4.99m x 1.77m)

With straight flight staircase leading off to the first floor. With an attractive oak finished spindled bannister, side window and wood effect flooring. Oak finished cottage-style doors lead into principal rooms.

CLOAKROOM/WC

With low level suite comprising WC and vanity style wash hand basin with contemporary tiled splashback.

KITCHEN

11' 7" x 6' 8" (3.54m x 2.04m)

Fitted along three walls with a range of contemporary styled kitchen units, including base and drawer units along with wall mounted cupboards to match and coordinating worktops.

The units are finished with grey Shaker-style doors with a chrome effect finish. Integrated appliances include a fridge/freezer, electric oven and hob with contemporary splashback and extractor over.

Inset single sink with drainer and swan neck mixer tap. Wood effect flooring.

LOUNGE WITH DINING AREA

14' 8" x 13' 2" (4.49m x 4.02m)

With wood effect flooring and having a dedicated dining area. With French doors looking out onto the rear garden along with side windows plus additional rear window.

FIRST FLOOR LANDING

With storage area. Radiator.

BATHROOM

6' 7" x 6' 2" (2.01m x 1.90m)

With suite featuring panelled bath having a modern shower over with side screen, pedestal wash hand basin with low level WC. Wood effect flooring and chrome heated towel radiator.

BEDROOM 1

13' 1" x 8' 8" (4.01m x 2.66m)

With two rear facing windows. Radiator.

BEDROOM 2

11' 0" x 9' 10" (3.36m x 3.00m)

Two front facing window. Radiator.



Bedroom



Bedroom

OUTSIDE

The property stands back from the road behind its own, predominantly lawned front garden, which features a paved path directly from the pavement. There is a tarmacadam side drive which leads to an attached single garage. To the rear of the property is an enclosed area of garden which also features a paved patio immediately to the rear of the house.

CENTRAL HEATING

Provided by the Air Source Heat Pump.

DOUBLE GLAZING

UPVC double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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.

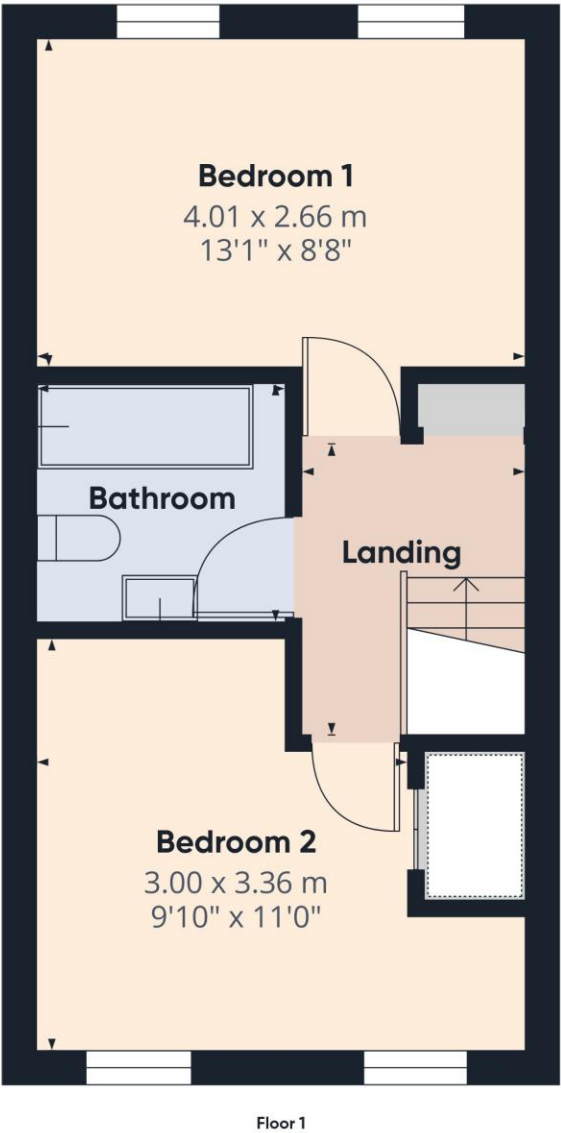
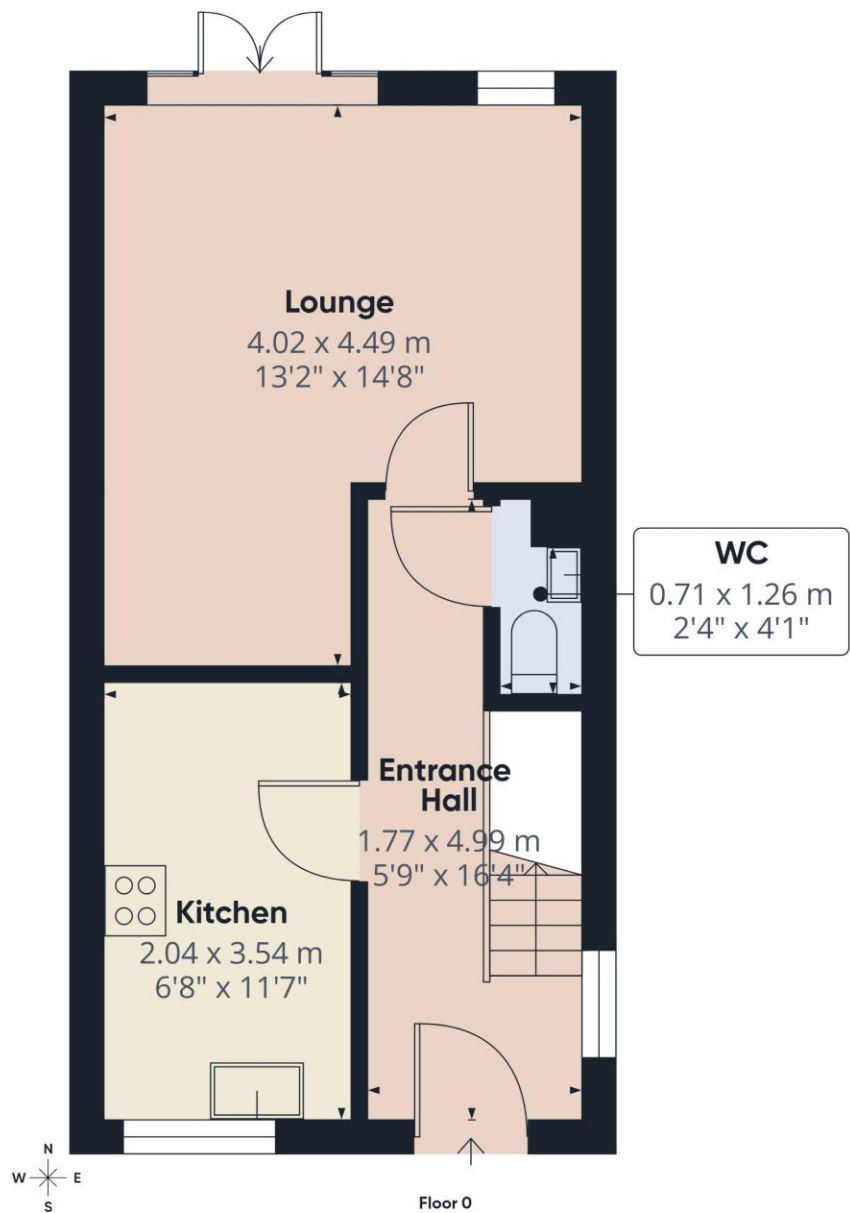
Floor plans are for illustrative purposes only.

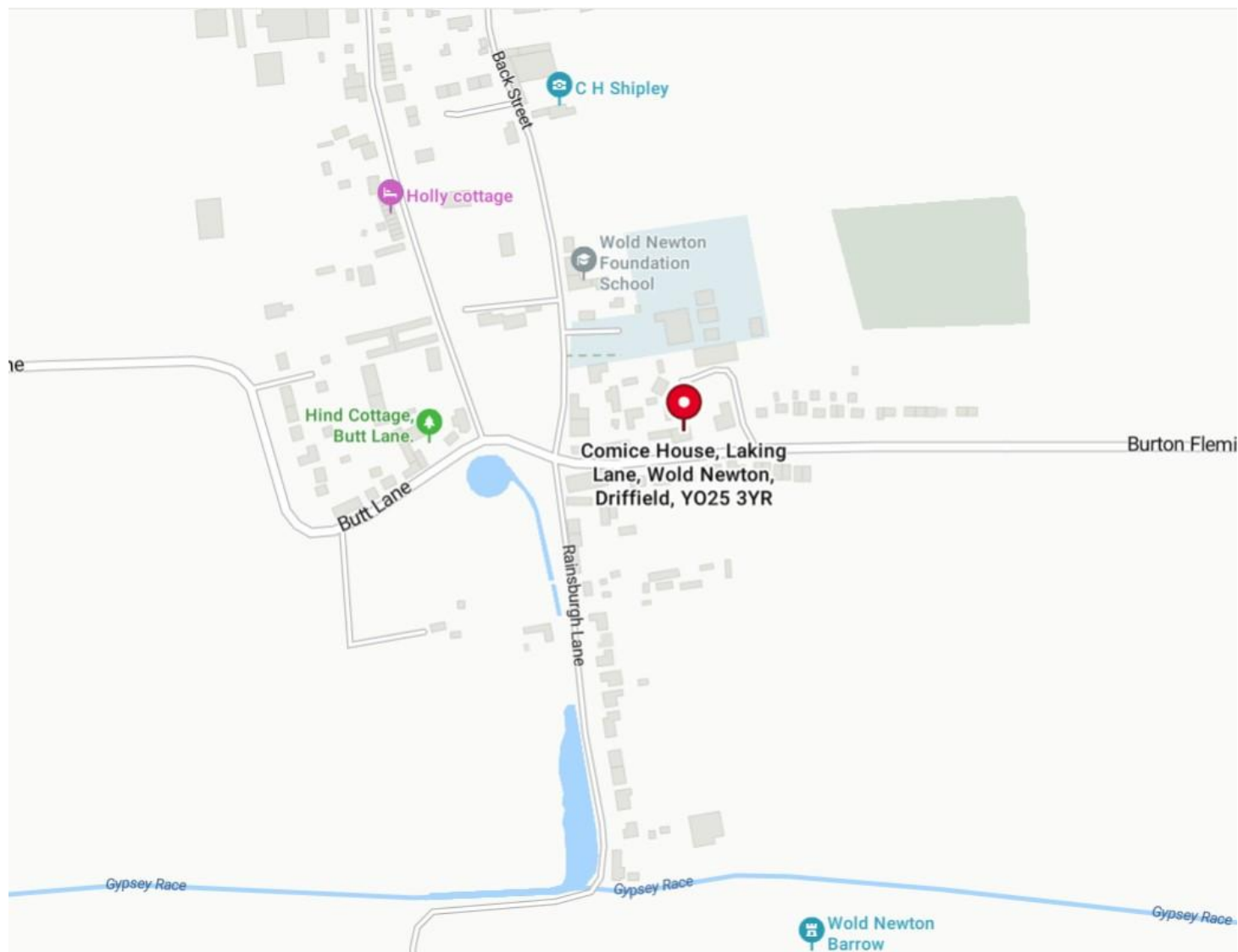
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 60 sq m (647 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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