



Asking Price
£275,000

2 Cobble Field,
Langtoft, YO25 3SZ

SERVICES
Oil fired central heating, mains water, electric and sewerage.

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 'C'.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DESCRIPTION
 Decievingly spacious throughout, 2 Cobble Field is a four bedroom end terrace property sitting on an exclusive development. Each home has it's own individual design and is worth more than just a passing glance with viewings highly recommended. Offering high quality fixtures and fittings and with private residential parking, this family home has got everything you could want and even offers stunning countryside views.
 The property briefly comprises:- entrance hall, cloakroom, lounge, open plan kitchen/dining area, first floor landing with four bedrooms, one with en-suite, front and rear garden, garage and off street parking.

LOCATION
 Located in a quiet part of the popular Wolds Village of Langtoft which itself is approximately 6 miles from the market town of Driffield and within easy commuting distance of Bridlington, Scarborough, Beverley and Malton.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL
 Generous entrance hall with door to the front and rear aspect, understairs cupboard with ample storage, stairs leading to the first floor landing, laminated flooring, radiator and power points.

CLOAKROOM- 5'1 (1.57m) x 5'6 (1.68m)
 Opaque window to the rear aspect, low flush WC, sink with storage cupboard underneath, vinyl flooring, heated towel rail and extraction fan.

LOUNGE- 10'6 (3.22m) x 20'11 (6.39m)
 Spacious and cosy lounge with French doors to the rear aspect, windows to the front and side aspect, log burning stove with brick surround and tiled hearth, laminated flooring, radiator, TV point and power points.

KITCHEN/DINER- 8'8 (2.66m) x 20'10 (6.36m)
 Family style kitchen/diner with window to the front and rear aspect, tiled splash back, a range of shaker style wall and base units, one and a half sink with drainer unit, integrated slimline dishwasher, integrated washing machine, space for free standing fridge/freezer, electric oven, electric hob, extractor hood, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 6'10 (2.10m) x 14'11 (4.57m)
 Light and airy landing with window to the front aspect, inset spotlights, fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 10'9 (3.28m) x 11'8 (3.58m)
 Double bedroom with window sash windows to the front and side aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 8'7 (2.64m) x 12'7 (3.84m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

EN-SUITE- 6'4 (1.95m) x 5'4 (1.63m)
 Smartly presented en-suite with opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and vanity unit, walk in shower cubicle, vinyl flooring, heated towel rail and extractor fan.

BEDROOM THREE- 8'7 (2.64m) x 7'9 (2.39m)
 Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 7'1 (2.18m) x 8'11 (2.72m)
 Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'10 (2.11m) x 5'7 (1.72m)
 Modern and sleek family bathroom with opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and vanity unit, panelled bath with overhead shower attachment and glass shower screen, radiator, tiled flooring and extractor fan.

GARDEN
 Sunny, south facing walled garden which is mainly laid to lawn, patio area with raised flower beds, two storage sheds one which houses the oil tank and the other housing the boiler, iron gate to the rear leading to the off street parking.

GARAGE
 There is a single garage detached from the property with up and over door, power and lighting.

PARKING
 Off street parking for two cars.