



Dee Atkinson & Harrison

Approximate total area*
1219.43 sq ft
113.29 m²

Reduced headroom
14.42 sq ft
1.34 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4'10")

*While every attempt has been made to ensure accuracy, all measurements are approximate, not exact. This floor plan is for illustrative purposes only.

DRAPF360



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Approximate total area*
771.55 sq ft
71.68 m²

Reduced headroom
4.68 sq ft
0.43 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4'10")

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Guide Price
£380,000

**Langdale, York Road,
Fridaythorpe, YO25 9RP**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Oil fired central heating, septic tank, mains 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 'D'.

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.



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THE ACCOMMODATION COMPRISES:
ENTRANCE PORCH- 10'7 (3.24m) x 3'1 (0.96m)
 Double doors and window to the front aspect and tiled flooring.

ENTRANCE HALL
 Door and window to the front aspect, stairs leading to the first floor landing, engineered oak flooring, radiator and power points.

CLOAKROOM- 3'0 (0.92m) x 6'6 (2.00m)
 Opaque window to the front aspect, partially tiled walls, tiled splash back, low flush WC, sink with vanity unit and mixer tap, engineered oak flooring, heated towel rail and extractor fan.

LOUNGE- 14'11 (4.56m) x 24'2 (7.38m)
 Well proportioned and nicely presented family living space with sliding doors to the rear aspect into the garden, windows to the rear, side and front aspect, coving, log burning stove with exposed brick surround and marble hearth, fitted carpets, radiator, TV point and power points.

DINING ROOM- 10'9 (3.29m) x 11'9 (3.58m)
 Fantastic formal dining space with large window to the rear aspect, fitted wall lights, serving hatch, fitted carpets, radiator and power points.

OFFICE- 8'5 (2.59m) x 8'2 (2.51m)
 Versatile, additional reception room which is currently used as an office has a window to the front aspect, fitted carpets, radiator and power points.

KITCHEN- 14'8 (4.48m) x 11'8 (3.56m)
 Door to the side aspect, window to the rear aspect, tiled splash back, a range of solid wood wall and base units with breakfast bar and undercounter lighting, one and a half sink with drainer units, space for fridge/freezer, plumbing for washing machine and dishwasher, free standing electric oven and hob, extractor hood, laminated flooring, radiator and power points.

REAR ENTRANCE- 4'7 (1.41m) x 6'7 (2.01m)
 Door to the side aspect, tiled flooring and radiator.

UTILITY ROOM- 4'0 (1.23m) x 7'1 (2.16m)
 Useful utility space with opaque window to the rear aspect, exposed brick walls, built in shelving, space for white goods and power points.

FIRST FLOOR LANDING
 Window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM ONE- 14'6 (4.42m) x 14'8 (4.47m)
 An excellent primary bedroom with windows to the front and rear aspect, multiple built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 13'1 (4.01m) x 14'7 (4.47m)
 Another fantastic double bedroom with windows to the front and rear aspect, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 13'11 (4.27m) x 9'4 (2.87m)
 Great size guest bedroom with window to the front aspect, built in cupboard, fitted carpets, radiator and power points.

BEDROOM FOUR- 6'11 (2.11m) x 6'8 (2.05m)
 Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 7'5 (2.26m) x 6'8 (2.03m)
 Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower attachment and glass shower screen, heated towel rail, LED wall mounted mirror, tiled flooring and extractor fan.

INTEGRAL DOUBLE GARAGE- 16'1 (4.91m) x 17'0 (5.19m)
 Electric door to the front aspect, window to the side aspect, door to the rear leading into the property, oil fired boiler, built in storage, a range of base units, radiator, lighting and power points.

GARDEN
 Excellent and well maintained wrap around garden which offers a great deal of privacy. It is mainly laid with lawn, patio area to the immediate rear of the property as well as an area for seating, storage shed, gated side access, mature trees and shrubs, garden shed and outside tap. The oil tank is situated to the side aspect.

PARKING
 Off street parking for multiple cars.

Langdale, York Road, Fridaythorpe, YO25 9RP

DESCRIPTION

Langdale is a unique and individual four bedroom detached property oozing natural light throughout. There is an immense amount of inside space as well as outside and it really is a fantastic blank canvas for any potential buyer to put their stamp on it. The main focal point of the property is the sizeable garden which would be ideal for any keen gardeners. This truly is an impressive home!

The property briefly comprises:- entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen, office, utility room, first floor landing with four bedrooms and family bathroom. There is a double integral garage, large wrap around garden and ample off street parking.

LOCATION

Fridaythorpe is located in the East Riding of Yorkshire, on the A166 between Driffield and York. Located half way along The Yorkshire Wolds Way (set at the highest point) which offers spectacular views on a clear day, is a lovely village location within easy reach of Driffield, Pocklington, Malton and York. Local amenities include a public house, petrol station and public transport links.

