

Approximate total area*
363.31 ft²
33.58 m²

Reduced headroom
0.58 ft²
0.05 m²

(1) Excluding balconies and terraces

Reduced headroom (Below 5.0m/16ft)

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

DRMAP360



Approximate total area*
324.46 ft²
30.14 m²

(1) Excluding balconies and terraces

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

DRMAP360



Guide Price
£159,995

5 Driffield Road,
Langtoft, YO25 3TT

SERVICES

Electric boiler which is on a Hive system, mains water, electric and sewerage.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

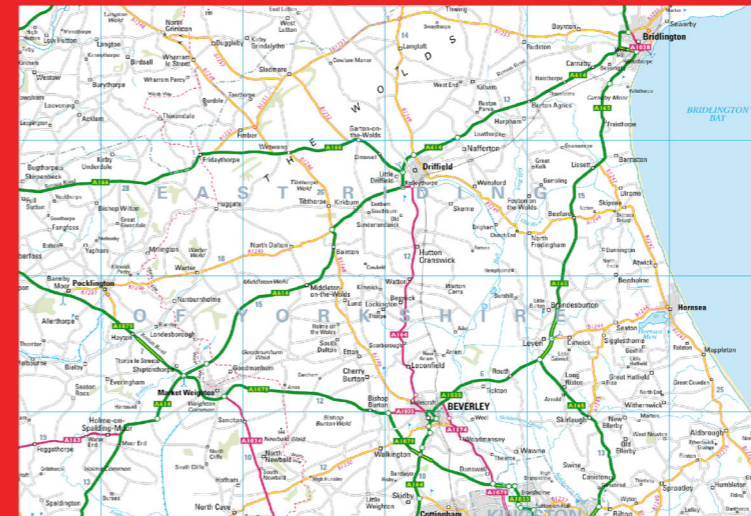
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

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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Dee Atkinson & Harrison



5 Driffield Road, Langtoft, YO25 3TT

DESCRIPTION

Situated in the heart of the picturesque village of Langtoft, 5 Driffield Road is a three bedroom semi-detached property enjoying an elevated position. Recently undergone much renovation, this property offers the potential to be a fabulous home for a buyer looking to downsize, invest or get on the property ladder. Offering the convenience of off-street parking and rolling countryside views viewings are essential!

The property briefly comprises:- entrance hall, lounge, fully fitted kitchen, downstairs bathroom with brand new suite, first floor landing with primary bedroom and en-suite, two additional bedrooms, rear garden with separate detached garden and off street parking with electric car charging point.

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- 3'0 (0.92m) x 4'3 (1.30m)

Door to the front aspect, stairs leading to the first floor landing, solid wood parquet flooring and power point.

LOUNGE- 12'7 (3.85m) x 14'8 (4.48m)

Bay window with window seat to the front aspect, log burner with slate hearth, laminated flooring, radiator and power points including USB A + C points.

KITCHEN- 7'1 (2.18m) x 12'9 (3.89m)

Door and window to the rear aspect, a range of wall and base units, sink with drainer unit and mixer tap, integrated fridge, brand new integrated dishwasher, integrated washing machine, eye-level built in electric oven, electric hob, extractor hood, tiled flooring, vertical radiator and power points.

HALLWAY- 4'6 (1.40m) x 2'9 (0.84m)

Opaque window to the side aspect, space under the stairs for storage and electric radiator.

BATHROOM- 7'2 (2.20m) x 4'11 (1.51m)

Opaque window to the side aspect, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'L' shaped bath with shower attachment, radiator and tiled flooring.

FIRST FLOOR LANDING- 2'9 (0.84m) x 3'11 (1.22m)

Window to the side aspect and fitted carpets. There is also access to the loft with a loft ladder.

BEDROOM ONE- 9'8 (2.95m) x 11'10 (3.63m)

Spacious double bedroom with window to the front aspect, built in wardrobes with sliding mirrored doors, original feature fireplace with tiled surround, fitted carpets, radiator and power points including USB A + C points.

EN-SUITE- 3'1 (0.96m) x 7'5 (2.26m)

Internal window allowing natural light to beam through, partially tiled walls and wet wall, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and waterfall mixer tap, shower cubicle and vinyl flooring.

BEDROOM TWO- 10'4 (3.17m) x 9'7 (2.92m)

Second double bedroom with window to the rear aspect, built in cupboard, exposed floorboards currently which will be fitted with brand new carpets and power points including USB A + C points.

BEDROOM THREE- 7'2 (2.20m) x 8'5 (2.58m)

Window to the rear aspect, picture rail, fitted carpets, radiator and power points including USB A + C points.

GARDEN

West facing garden which is mainly laid with artificial grass, decked patio area, outside brick built storage shed with power, outside tap, outside sockets and gated side access to the front of the property. There is a large additional portion of garden which is separate from the property which is laid with lawn.

PARKING

Off street parking for one car with additional parking bay and electric vehicle charging point.