



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Guide Price
£390,000

**Borough House, Back Street,
Langtoft, YO25 3TD**

SERVICES
LPG gas central heating, 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 'E'.

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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Borough House, Back Street, Langtoft, YO25 3TD

DESCRIPTION

Borough House is an individually designed and modern four bedroom detached house with extensive and versatile accommodation. With its instant curb appeal, the current vendor has maintained and decorated throughout to a high standard. Providing generous light filled living space, it's impressive kitchen/dining area is great for entertaining guests or family members whilst also providing excellent work from home facilities.

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining/breakfast area, rear hallway, first floor landing with primary bedroom and en-suite, three additional good size bedrooms, family bathroom, large rear garden, detached garage and off street parking.

LOCATION

Langtoft is an unspoilt Wolds Village located on the B1249 Driffield to Scarborough Road 6 miles from the market town of Driffield and within easy commuting distance of Bridlington, Scarborough, Beverley and Malton.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 7'10 (2.41m) x 9'3 (2.83m)

Neutral and spacious with door to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.

WC- 4'5 (1.35m) x 3'3 (0.99m)

Low flush WC, wall mounted sink with mixer tap and tiled splash back, laminated flooring and extractor fan.

LOUNGE- 14'1 (4.31m) x 23'4 (7.12m)

A very well appointed and large living space with French doors to the rear aspect, window to the front, partially panelled walls, log burning stove with stone hearth and wooden mantle piece, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING/BREAKFAST AREA- 17'10 (5.45m) x 28'1 (8.58m)

Fantastic family and entertaining space which is naturally light with French doors to the rear aspect, window to the front and side aspect, partially panelled wall, log burning stove to the dining area with exposed brick, stone hearth and wooden mantle piece with laminated flooring, radiator and power points. The kitchen is equipped with tiled splash back, a range of shaker style wall and base units with island/breakfast unit, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, plumbing for washing machine, eye-level double oven, electric hob, extractor fan, tiled flooring, radiator and power points.

REAR HALLWAY- 5'1 (1.55m) x 3'6 (1.08m)

Door to the side aspect with window to the rear, wall mounted boiler, tiled flooring and radiator.

FIRST FLOOR LANDING

Fitted carpets, radiator and power points.

BEDROOM ONE- 11'3 (3.44m) x 13'8 (4.17m)

A spacious and well presented primary bedroom with window to the front aspect, shutter blinds, built in wardrobes, fitted carpets, radiator and

power points.

EN-SUITE- 8'0 (2.45m) x 7'3 (2.21m)

Stylish and modern shower room with opaque window to the front aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with mixer tap, large walk in shower, tiled flooring, heated towel rail and

BEDROOM TWO- 12'4 (3.77m) x 12'2 (3.72m)

Another double bedroom with window to the front aspect, shutter blinds, radiator, TV point and power points.

BEDROOM THREE- 12'5 (3.80m) x 11'1 (3.40m)

Window to the rear aspect, shutter blinds, partially pannelled walls, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'10 (2.70m) x 9'7 (2.93m)

Window to the rear aspect, shutter blinds, built in wardrobes, fitted carpets, radiator and power points.

BATHROOM- 7'10 (2.41m) x 6'0 (1.84m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, tiled flooring, heated towel rail and extractor fan.

GARDEN

Private south facing garden which has been landscaped to create a beautiful outdoor space. The garden is mainly laid to lawn with Indian sandstone paving to the immediate rear as well as a decking area to the bottom of the garden with seating and water feature. It's fully secure with timber fencing and gated side access.

DETACHED GARAGE

Roller door to the front, pedestrian door to the side aspect, power and lighting.

PARKING

Off street parking for multiple cars.