



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



SERVICES
Oil fired 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 'B'.

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.



Guide Price
£240,000

Wayside, Scarborough Road,
Langtoft, YO25 3TH



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Dee Atkinson & Harrison



Wayside, Scarborough Road, Langtoft, YO25 3TH

DESCRIPTION

An excellent opportunity to purchase a property oozing with charm and characteristic features. Dating back to 1730, Wayside is a three double bedroom home which has been upgraded by the current vendor to create a cosy and country cottage feel. The property is perfectly suited for all variety of buyers whether that is a growing family or someone looking for a quiet lifestyle with rolling countryside views. Outside, the property continues to impress with its well-maintained gardens providing perfectly balancing outdoor living space. To fully appreciate this, we highly recommend internal viewings.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, rear entrance, utility room, first floor landing, three bedrooms, family bathroom, rear garden, 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- 5'0 (1.54m) x 5'8 (1.74m)

Door to the front aspect, exposed beams, stairs leading to the first floor landing, tiled flooring, radiator and power points.

LOUNGE- 14'3 (4.35m) x 14'0 (4.29m)

Stunning and cosy living area with large window to the front with views over the countryside, exposed beams, log burning stove with exposed brick and wooden surround with tiled hearth, built in shelving, herringbone laminated flooring, radiator, TV point and power points.

DINING ROOM- 14'2 (4.32m) x 13'10 (4.23m)

Separate dining space with large window to the front aspect, exposed beams, herringbone laminated flooring, radiator and power points.

KITCHEN- 5'7 (1.73m) x 14'3 (4.36m)

Door to the side aspect, velux windows to the rear, exposed beam, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for dishwasher, electric oven with electric hob, tiled flooring, radiator, extractor fan and power points.

REAR ENTRANCE- 3'11 (1.21m) x 5'11 (1.83m)

Door to the rear aspect, exposed beams, laminated flooring, radiator and power points.

UTILITY ROOM/WC- 9'1 (2.79m) x 5'10 (1.79m)

Opaque window to the front aspect, low flush WC, sink with pedestal, plumbing for washing machine, space for additional white goods, exposed floorboards, radiator and power points.

FIRST FLOOR LANDING

Windows to the rear aspect, fitted carpets, radiator and power points.

BEDROOM ONE- 11'2 (3.43m) x 12'5 (3.79m)

Beautifully appointed double bedroom with window to the front aspect, built in storage cupboards and wardrobe space, fitted carpets, radiator and power points.

BEDROOM TWO- 8'3 (2.51m) x 9'10 (3.01m)

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

BEDROOM THREE- 6'3 (1.94m) x 13'4 (4.07m)

A spacious third bedroom with window to the front aspect, laminated flooring, radiator and power points.

BATHROOM- 12'10 (3.92m) x 5'3 (1.60m)

Opaque window to the rear aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal and vanity unit, panelled bath, shower cubicle, wooden flooring, radiator and extractor fan.

GARDEN

West facing garden which is mainly laid with lawn, patio area to the immediate rear of the property, planted flower and shrub borders, garden shed and gated side access. There are also two out houses which both benefit from power as well as another shed/office which has laminated flooring and power with stunning views over the countryside.

GARAGE

There is a double garage attached to the property which benefits from electric roller door and rear pedestrian door, power and lighting.

PARKING

Off street parking for one car in the garage. There is also on street parking available.

