



**The Squirrels Kilham Road
Langtoft, Driffield, East Yorkshire YO25 3TU
Guide price £265,000**

WP WOOLLEY
& PARKS

*** A SUBSTANTIAL DETACHED FAMILY HOME IN A PLEASANT RURAL VILLAGE SETTING - NO ONWARD CHAIN *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This generously proportioned detached home could be ideal for the growing family, offering a versatile arrangement of accommodation briefly comprising Entrance Lobby, Lounge, Dining Room, Kitchen, Rear Lobby with Utility and WC, and further Reception Room (or Possible 5th Bedroom) created following the conversion of the Integral Garage to the ground floor, with Four Bedrooms, En-suite to the Principal and a House Bathroom to the first floor. Outside, a generous forecourt provides excellent off street parking space, with a lawned garden to the rear. The property is ATTRACTIVELY PRICED to reflect the need for a degree of cosmetic improvement and offered with the added benefit of NO ONWARD CHAIN.



Entrance Lobby 4'6" x 3'2" (1.37m x 0.97m)

A painted timber external door, with glazed panel detail, opens to a lobby space with ceiling coving, radiator, fitted carpet and a timber framed double glazed window to the front elevation.

Lounge 15'9" x 13'0" (4.80m x 3.96m)

A generous reception room features ceiling coving, fitted carpet, radiator, TV/media points, stone work fireplace with open fire and a timber framed double glazed window to the front elevation. The staircase leads off, with built-in storage cupboard below.

Dining Room 9'9" x 7'7" (2.97m x 2.31m)

An open archway from the Lounge leads into a dining room with ceiling coving, fitted carpet, radiator and sliding patio doors to the garden.

Kitchen 9'8" x 8'4" (2.95m x 2.54m)

Fitted with a range of base, wall and drawer units in a beech wood effect laminate finish, with rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated oven and gas hob, recess with plumbing for a freestanding dishwasher, tiled flooring, radiator and a timber framed double glazed window to the rear elevation.

Rear Lobby 9'1" x 5'5" (2.77m x 1.65m)

An extension of the Kitchen with tiled flooring, radiator and External door to the side elevation.

Downstairs WC 3'11" x 3'3" (1.19m x 0.99m)

A useful convenience with WC and hand basin, splash back tiling, floor tiling, ceiling coving and timber framed window.

Utility 4'8" x 3'6" (1.42m x 1.07m)

With plumbing for a freestanding washing machine, oil fired central heating boiler, tiled flooring, ceiling coving and timber framed window.

Reception/Bedroom 15'0" x 8'9" (4.57m x 2.67m)

The integral garage has been converted to create a versatile additional reception room, whilst retaining the garage roller door from the driveway. With double glazed doors, radiator, ceiling coving and laminate flooring.

First Floor Landing

With ceiling coving, fitted carpet and loft access hatch.

Bedroom One 17'7" x 9'1" (5.36m x 2.77m)

A spacious double room with ceiling coving, radiator, fitted carpet and a timber framed double glazed window to the front elevation.

En-Suite 9'3" x 5'2" (2.82m x 1.57m)

A smartly appointed facility features a white suite comprising of a large shower enclosure, vanity wash basin and WC, with splash back tiling, floor tiling, fitted cabinetry, radiator, ceiling coving and a timber framed window.

Bedroom Two 11'4" x 9'0" (3.45m x 2.74m)

A double room with ceiling coving, laminate flooring, radiator and a timber framed double glazed window to the rear elevation.

Bedroom Three 11'5" x 8'3" (3.48m x 2.51m)

A smaller double room with ceiling coving, laminate flooring, radiator and a timber framed double glazed window to the front elevation.

Bedroom Four 7'11" x 7'9" max (2.41m x 2.36m max)

A box room with ceiling coving, laminate flooring, radiator, built-in cupboard and a timber framed double glazed window to the front elevation.

Bathroom 7'0" x 5'6" (2.13m x 1.68m)

A cream coloured suite comprises of a panelled bath with mixer shower attachment and glass side screen, pedestal wash basin and WC. With full wall tiling, floor tiling, radiator and a timber framed window.

External

The property is approached via a gated access onto a generous tarmac forecourt providing ample parking space for several vehicles.

Rear Garden

The rear garden is set within a fenced perimeter and features a decked terrace, paved patio and lawn, with timber storage shed and pedestrian access at the side of the house.

Services

It is understood that the property is connected to mains electricity, water and drainage. The central heating system is oil-fired.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

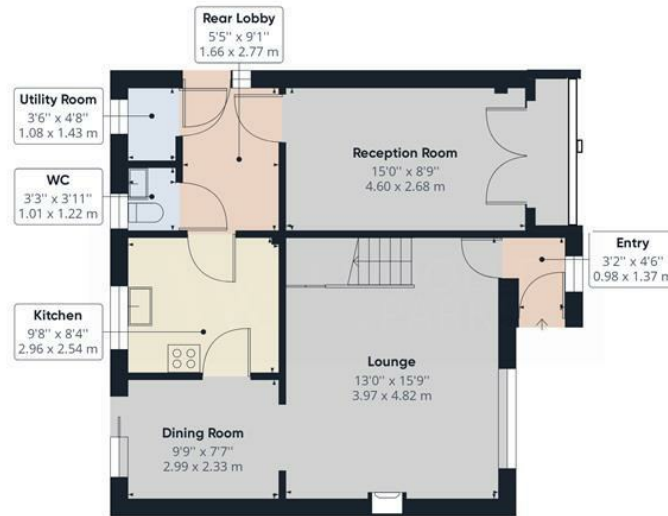
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

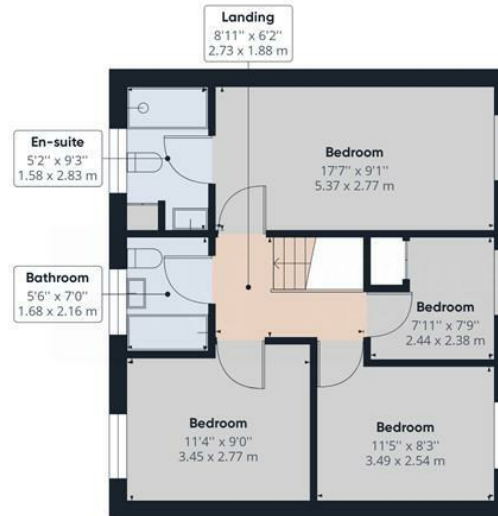
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1164.81 ft²
108.21 m²

(1) Excluding balconies and terraces

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

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