



Fairhaven
Maltongate
Langtoft, YO25 3TW

GUIDE PRICE

£265,000

2 Bedroom Detached Bungalow

■ Ulllyotts ■
EST 1891

01377 253456



 2
  3
  1
  Garage
  Gas (LPG) Central Heating

Fairhaven Maltongate, Langtoft, YO25 3TW

An established detached bungalow in a village setting offering huge scope to create a really special home! The bungalow stands on an exceptionally generous plot with views to the front as well as extensive south facing gardens to the rear which are elevated (inclined). The sunny aspect can be enjoyed from a variety of places within the garden and, internally withing the bungalow itself. The garden also includes a range of associated buildings including greenhouse, sheds and garden pond. The inclined nature of the garden allows buyers to create a truly exceptional outside space, it even has rooftop views across the village from the uppermost point. The size of the plot accommodates a leisure-based garden, vegetable area and there is even space for livestock, if required.

The bungalow has already been extended to the rear but there is obvious huge potential to go beyond this either on the ground floor or create a first floor and create a property to the buyers own requirement.

A further feature is vehicle access which is available to both sides of the bungalow, one leading to a single garage and the

other providing space or parking for a caravan/motorhome or other such vehicle. The accommodation within the bungalow itself includes three reception rooms as well as two bedrooms and kitchen.

Overall, the property is in need of general modernisation and updating, however, does represent a real opportunity both to extend the current accommodation further or, create a first floor, subject to appropriate planning. This type of property which it's range of attributes, space, size of plot, vehicular access etc, is very seldom available and viewing is essential to appreciate the scope and full nature of the property.

The bungalow is centrally set within the village enjoying an attractive open aspect over a green space to the front.

LANGTOFT

Entering the village down Tye Howe Hill, the road twists and turns through the narrow main street of this traditional Yorkshire Wolds Village. Here the village is dedicated to St. Peter. Langtoft has an outdoor bowling green near to which is a memorial dedicated to one of England's oldest poets, Peter de Langtoft, born in the village in the 13th Century.



Lounge



Kitchen



Dining Room



Master Bedroom

Accommodation

ENTRANCE HALL

LOUNGE

13' 9" x 12' 4" (4.21m x 3.76m)

With front and side facing windows and fitted gas fire (LPG). Radiator. Door leading into:

DINING ROOM

7' 11" x 10' 11" (2.42m x 3.34m)

With side facing window. Radiator.

KITCHEN

10' 11" x 8' 9" (3.34m x 2.69m)

With basic range of kitchen units with potential to develop further. Units include base and wall units along with worktops, space for a slot-in cooker and stainless steel sink.

Door leading into:

SITTING ROOM

12' 4" x 11' 11" (3.76m x 3.64m)

With patio doors leading onto the rear garden and side window. Door leading into a porch.

MASTER BEDROOM

9' 2" x 12' 4" (2.8m x 3.77m)

With side window and built-in range of wardrobes. Radiator.

BEDROOM 2

11' 7" x 8' 2" (3.55m x 2.5m)

With side and rear window plus built-in range of wardrobes.

SHOWER ROOM

With shower enclosure, low-level WC and wash hand basin.

OUTSIDE

The property enjoys an attractive aspect onto a Village Green Space. There are two vehicle accesses, one either side of the bungalow. One leading to a single garage and the other forming a parking space suitable for a caravan/motorhome or similar vehicle. The gardens to the rear are extensive and mature. These are elevated (inclined) towards the rear most boundary.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.



Bedroom 2



Shower Room



Garden



Garage

CENTRAL HEATING

The property benefits from LPG gas fired central heating to radiators.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating F.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being

extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Extra vehicle access/parking



Rear

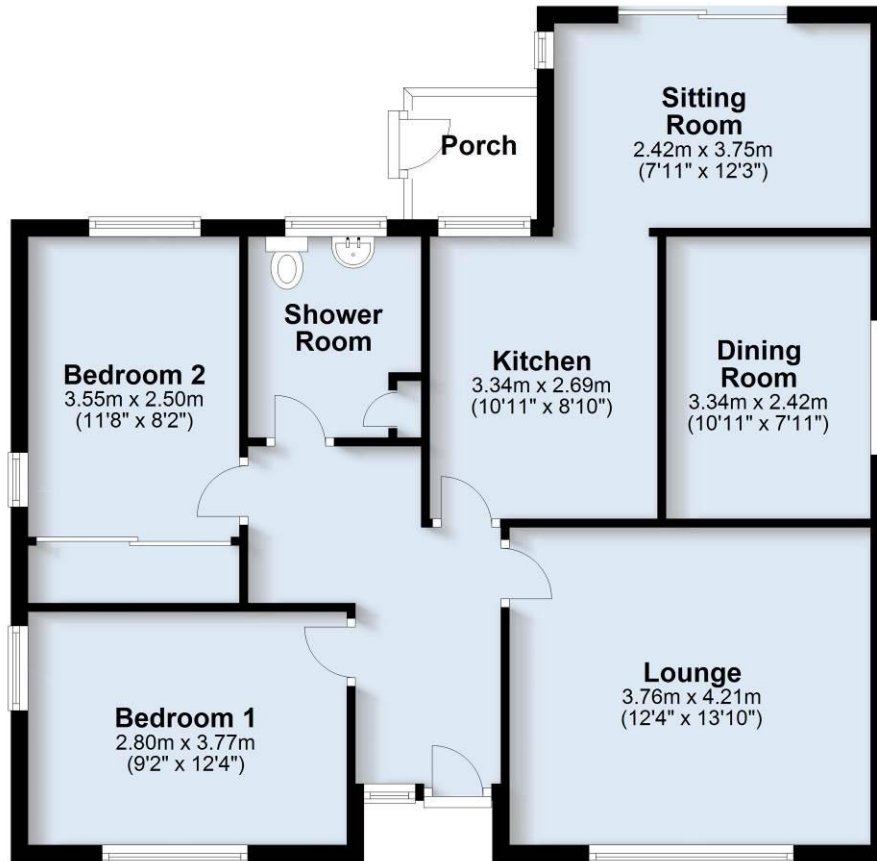


View

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor

Approx. 79.7 sq. metres (857.4 sq. feet)



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