



Dee Atkinson & Harrison
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TO LET
SHOWROOM WITH
PLANNING CONSENT FOR
CHANGE OF USE TO
A HOT FOOD TAKEAWAY & CAFÉ
www.dee-atkinson-harrison.co.uk

2 Church Lane
Driffield, YO25 3TN
Asking price £175,000

WILLOWGREEN
ESTATE AGENTS

A delightful two bedroom renovated village cottage overlooking the village green. The property has been transformed and enhanced by the current owners to provide a spacious modern home with quality fixtures and fittings.

The property briefly comprises, entrance into open plan lounge, dining kitchen, wc/ utility room, landing with two bedrooms and house bathroom. Parking and garden area to the rear of the dwelling.

The property benefits from Upvc DG and brand new electric heating and hot water system.

Langtoft is a charming rural village situated just 6 miles North of Driffield and is located on the B1249 road between Driffield and Foxholes. Hull, York and Scarborough are easily commutable to providing plenty of job opportunities whilst allowing the option of heading back to an idyllic village after a busy day in the hustle and bustle.

EPC RATING E



ENTRANCE INTO LOUNGE

With Upvc door into.

LOUNGE 36'5" x 11'10" (11.12 x 3.62)

An open plan room with window to front elevation, radiator and feature fireplace with wood burning stove in situ.

DINING AREA

The middle part of the open plan ground floor, laminate flooring and stairs leading off.

KITCHEN

A well fitted kitchen with wall, base and drawer units, integrated fridge freezer, washer dryer, granite work surfaces over with inset brass style sink and mixer taps, integrated electric oven and hob, French doors to garden, laminate flooring and two windows to the rear elevation.

UTILITY ROOM/CLOAKS WC

6'7" x 8'1" (2.01 x 2.48)

A modern fitted white suite comprising pedestal wash hand basin and low level wc, fully tiled throughout and wall mounted electric boiler. Window to rear elevation.

LANDING

With doors to.

BEDROOM 1 10'3" x 10'10" (3.14 x 3.32)

With window to rear elevation and radiator.

BEDROOM 2 12'11" x 6'11" (3.94 x 2.11)

With window to front elevation and radiator.

BATHROOM 9'5" x 5'8" (2.89 x 1.73)

A real statement piece!! A beautifully presented bathroom with roll top claw foot bath, electric shower over, glass shower screen with shower over and black fittings, modern vanity wash hand basin with low level wc, fully tiled throughout, heated towel ladder and ceiling spotlighting.

GARDEN

There is a seating area at the rear of the property which is currently laid to astro turf. There is also a large gravelled area which could be garden or parking dependant upon your preference. (There is a pedestrain right of way across the rear bfor the neighbouring property).

PARKING

There is parking to the rear of the property.

TENURE

We understand that the property is Freehold.

SERVICES

Electric, water and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is E.

This may change as there has been a new heating sytem fitted with new electric boiler.

COUNCIL TAX BAND

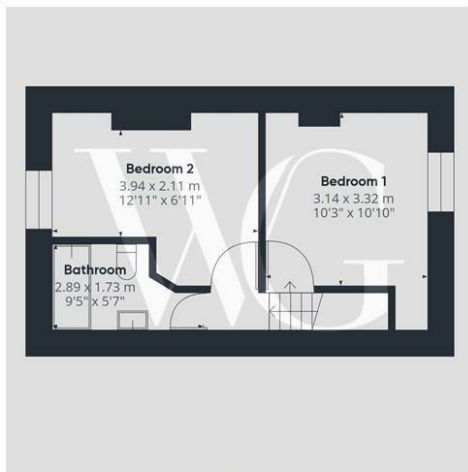
We understand that the council tax banding is A.







Floor 1



Floor 2

WG

Approximate total area¹⁾

72.7 m²
782.54 ft²

Reduced headroom

0.63 m²
6.78 ft²

(1) Excluding balconies and terraces

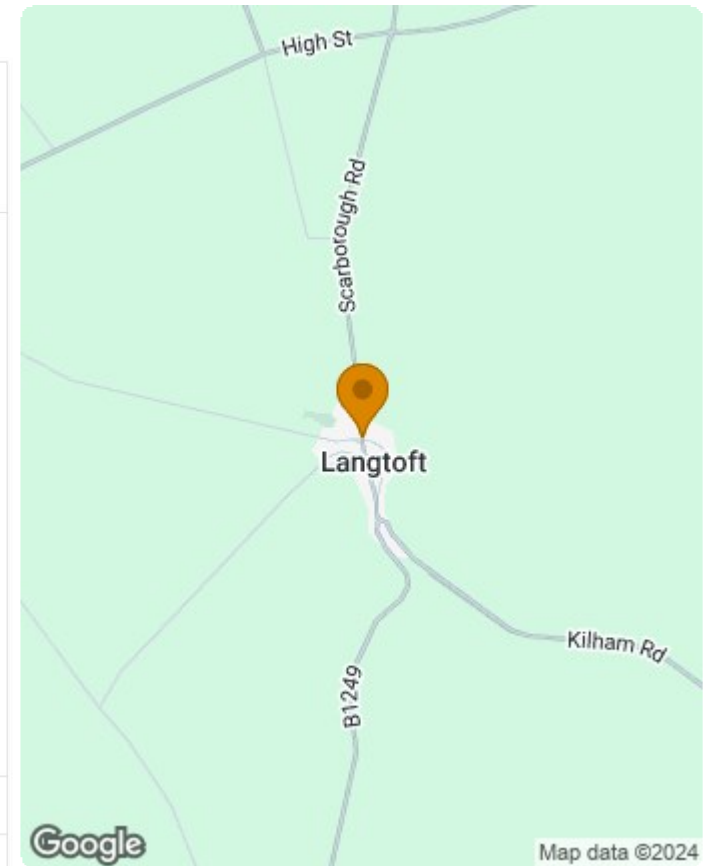
Reduced headroom

----- Below 1.5 m/5 ft

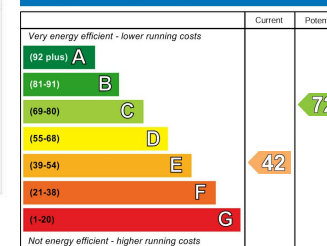
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



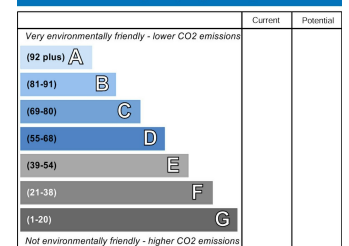
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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