



**7 Sledmere Road**  
**Driffield, YO25 3TP**  
**Asking price £135,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



A delightful two bedroom village cottage which needs a little enhancement in areas. Super rural location, garden, on street parking and benefits from oil fired central heating and Upvc double glazing.

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 TBC



**ENTRANCE**

Entrance door into lounge.

**LOUNGE** 17'5" x 11'1" (5.32 x 3.40)

With feature fireplace, multi fuel stove in situ, window to front elevation, understairs cupboard and stairs leading off.

**KITCHEN/ DINER** 13'6" x 11'1" (4.13 x 3.40)

With a range of units, space for washer, fridge, freezer and cooker. Window and door to rear elevation.

**LANDING** 9'0" x 4'8" (2.75 x 1.44)

With doors to.

**BEDROOM 1** 14'2" x 11'2" (4.34 x 3.41)

With window to front elevation and radiator.

**BEDROOM 2** 11'4" x 6'0" (3.47 x 1.83)

With window to rear elevation and radiator.

**BATHROOM** 8'6" x 4'8" (2.60 x 1.44)

With white suite, comprising panelled bath, pedestal wash hand basin and low level wc, window to rear elevation and radiator.

**GARDEN**

A good sized raised gravelled garden to the rear, there is a a rear gate with access onto the ten foot.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

Water, drainage and electric are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is TBC.

**COUNCIL TAX BAND**

The council tax band is A.

**NOTE**





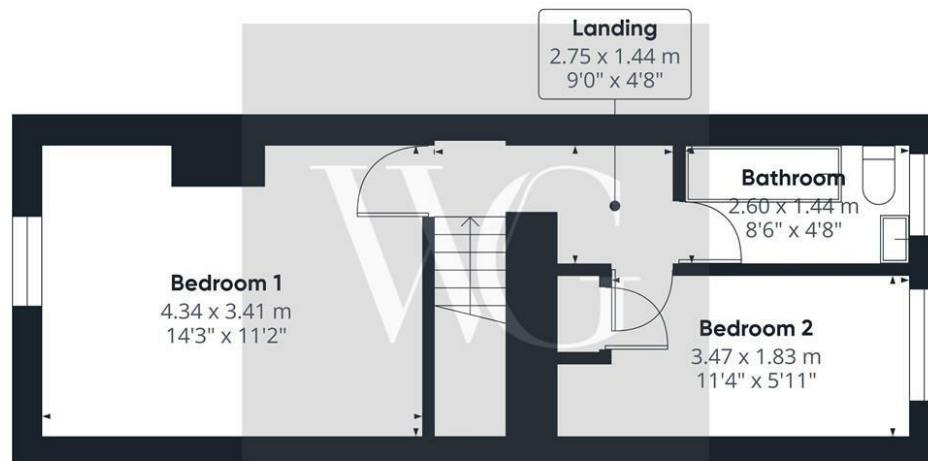








Floor 1



Floor 2

WG

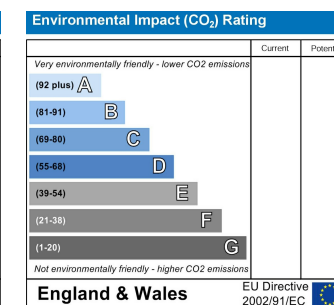
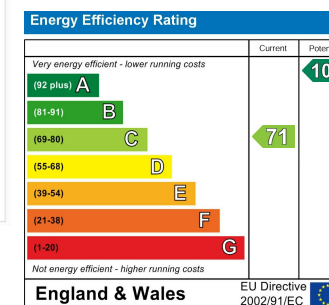
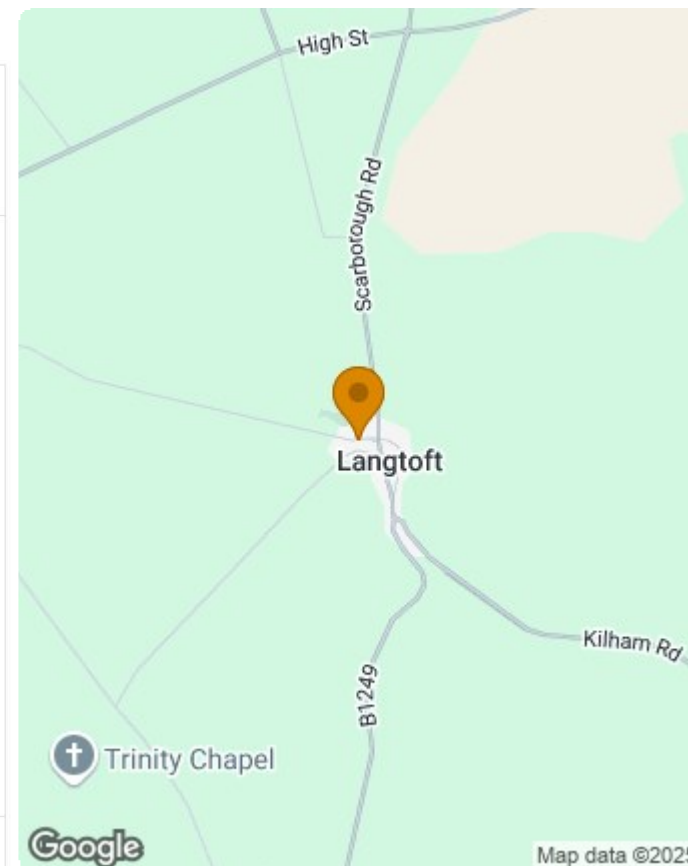
Approximate total area<sup>(1)</sup>  
61.43 m<sup>2</sup>  
661.22 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633