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**Woodside House Sledmere Road, Langtoft**

Offers in Region of **£310,000**





# Woodside House Sledmere Road

Langtoft, Driffield

- SUN ROOM & OPEN PLAN KITCHEN/DINER
- OFF-STREET PARKING & GARAGE
- BEAUTIFULLY MAINTAINED FRONT & REAR GARDENS
- INTERNAL VIEWING HIGHLY RECOMMENDED
- FOUR BEDROOM, TWO BATHROOM DETACHED HOUSE
- POPULAR LANGTOFT VILLAGE LOCATION

Nestled in the charming village of Langtoft, Driffield, this immaculately presented four-bedroom detached house offers a perfect blend of comfort and style. With two spacious reception rooms, a modern open plan kitchen/diner this home is ideal for both family living and entertaining guests. The property boasts two well-appointed bathrooms, including a convenient downstairs WC and Utility ensuring ample facilities for the whole family.

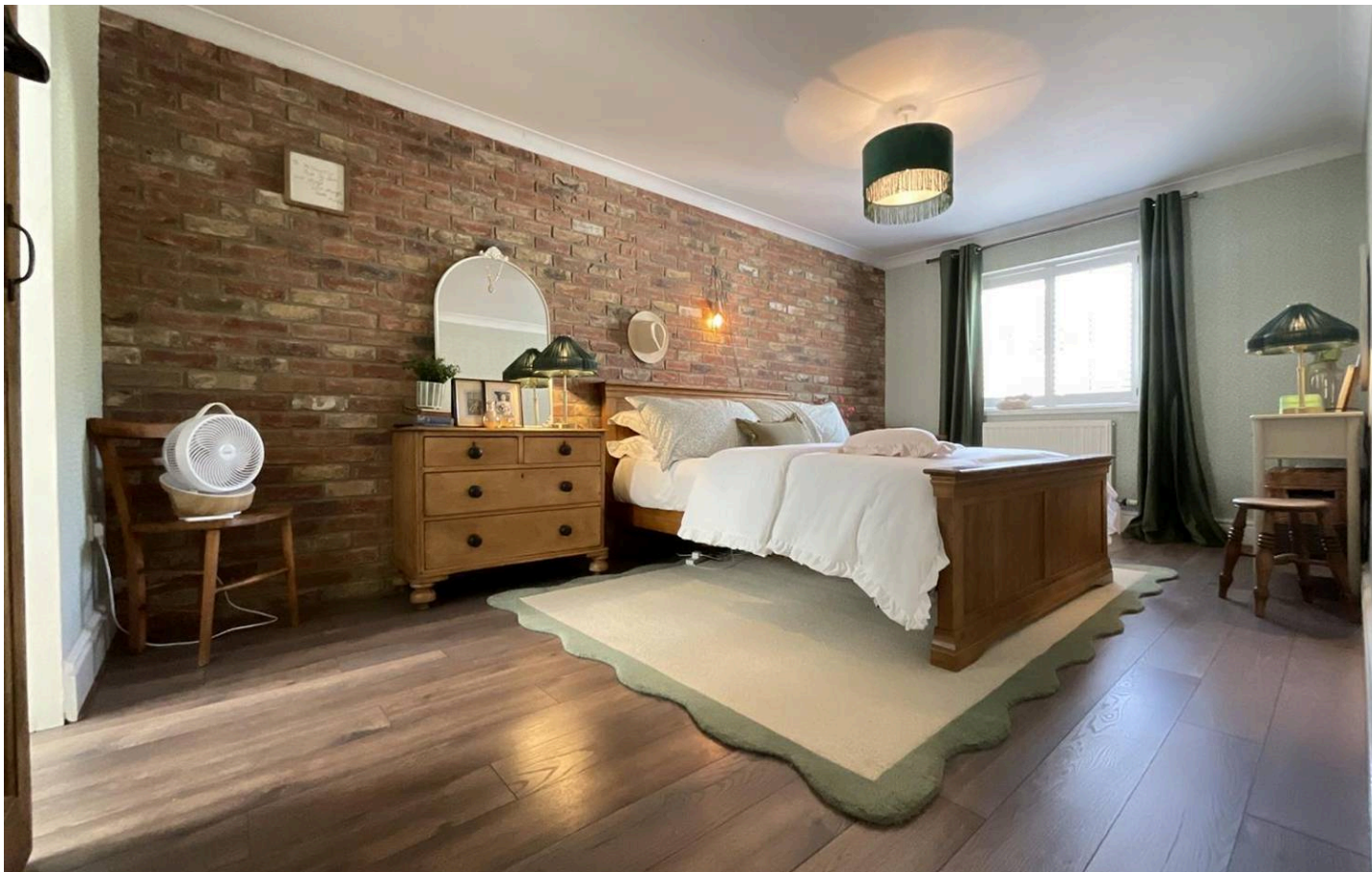
The beautifully maintained front and rear gardens provide a delightful outdoor space, perfect for relaxation or gardening enthusiasts. An external storage shed at the rear adds practicality, allowing for easy organisation of tools and equipment. The property also features a driveway with parking for up to three vehicles, along with an integral garage, providing secure and convenient parking options.

Situated in a popular village location, this home is within commuting distance to Scarborough, Hull, Malton, and Beverley, making it an excellent choice for those who work in nearby towns while enjoying the tranquillity of village life. This property is ready for you to move in and make it your own.

This stunning house is a rare find in Langtoft, offering a wonderful opportunity for families or individuals seeking a spacious and well-maintained home in a desirable location.







## ACCOMMODATION

### GROUND FLOOR

#### Living Room

Dimensions: 4.1 x 4.2 max (13'5" x 13'9" max).

#### Kitchen/Diner

Dimensions: 5.4 x 3.0 max (17'8" x 9'10" max).

#### Sun Room/Snug

Dimensions: 2.3 x 2.9 max (7'6" x 9'6" max).

#### Utility

Dimensions: 2.8 x 3.0 max (9'2" x 9'10" max).

#### WC

Dimensions: 1.8 x 1.0 max (5'10" x 3'3" max).

#### Garage

Dimensions: 5.1 x 2.8 max (16'8" x 9'2" max).

### FIRST FLOOR

#### Bedroom 1

Dimensions: 5.2 x 3.0 max (17'0" x 9'10" max).

#### En-Suite

Dimensions: 1.8 x 2.3 max (5'10" x 7'6" max).

#### Bedroom 2

Dimensions: 3.3 x 3.4 max (10'9" x 11'1" max).

#### Bedroom 3

Dimensions: 3.7 x 3.2 max (12'1" x 10'5" max).

#### Bedroom 4

Dimensions: 2.1 x 2.4 max (6'10" x 7'10" max).

#### Bathroom

Dimensions: 2.4 x 1.8 max (7'10" x 5'10" max).

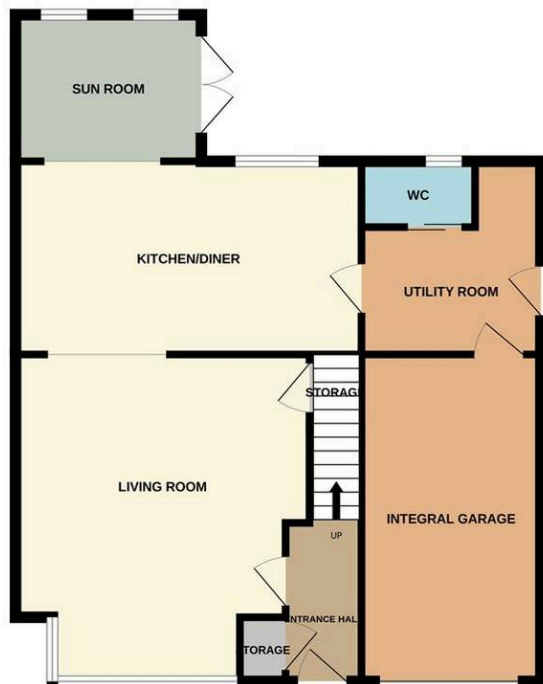
#### Externally

To the front of the property lies a driveway with off-street parking for up to 3 vehicles and a low maintenance front garden. To the rear of the property lies a private rear garden with paved seating area and storage shed.





GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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