

# Mark Stephenson's

ESTATE & LETTING AGENTS



1 Langton Crossroads, Langton, Malton, YO17 9QH

£249,950

- No Onward Chain
- Detached Garage
- Beautiful views onto open countryside
- Generous plot
- Scope to Extend
- 3 Bedrooms



# 1 Langton Crossroads, Langton YO17 9QH

Offered with No Onward Chain 1 Langton Crossroads is a wonderfully presented 3 bedroom semi-detached house sat in a generous plot between the picturesque villages of Langton and Birdsall. The property briefly comprises; A spacious kitchen/diner with wall and base units, lounge with solid fuel stove, 3 bedrooms with plenty of storage space and family bathroom. Outside there is a detached garage which is fully powered. To the front there is a lovely mature lawned area which leads round to the side where there is a wonderful patio area with views immediately out onto the beautiful country landscape that surrounds the property, the rear garden is a generous size with mature shrubs surrounding creating a private space.



Council Tax Band: C



### Services

Mains Electric & Water, Central Heating is fuelled from Calor Gas bottles, Septic Tank Drainage fitted in 2023 that feeds both pairs of semi-detached properties.

### Porch/Hallway

Main Front Door, UPVC internal door into;

### Sitting Room

Front and Rear Windows, Fireplace with chimney allowing for scope potential for a stove sat in a traditional surround, 2X Radiators.

### Kithcen/Diner

Base and Wall units, Understairs cupboard, Rear Window, Side Window, Front Window, Radiator, Laminate Flooring, Staircase to the First Floor.

### Landing

Radiator, Rear Window, W/C with Rear Window.

### Bedroom 1

Front Window, Understairs cupboard, Radiator.

### Bedroom 2

Front Window, Built-in cupboard, Radiator, Laminate Flooring.

### Bedroom 3

Rear Window, Radiator, Boiler, Laminate Flooring.

### Family Bathroom

2 Piece Suite, Shower, Side Window, Radiator.

### Detached Garage

19'9 X 11'1

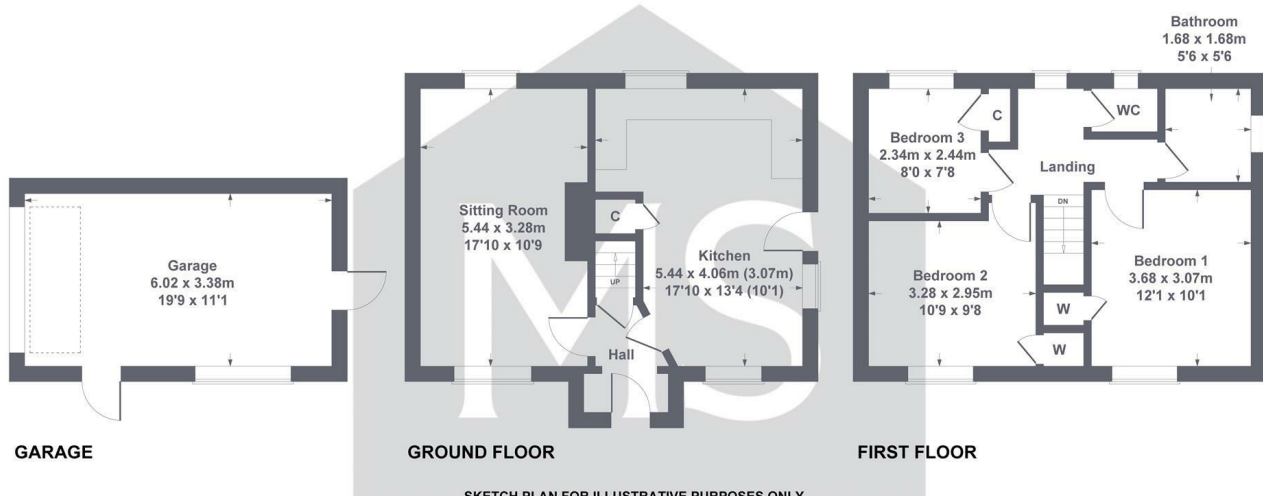
Power throughout and lighting.

### Outside

Generous front plot to the lawn extending up to the left-hand side of the property which has been laid with flagstones allowing lots of space to sit outside with immediate views onto beautiful farmland perfect for social occasions. There is a canopy that covers most of the space to the side of the house which can be accessed from the side door of the kitchen.

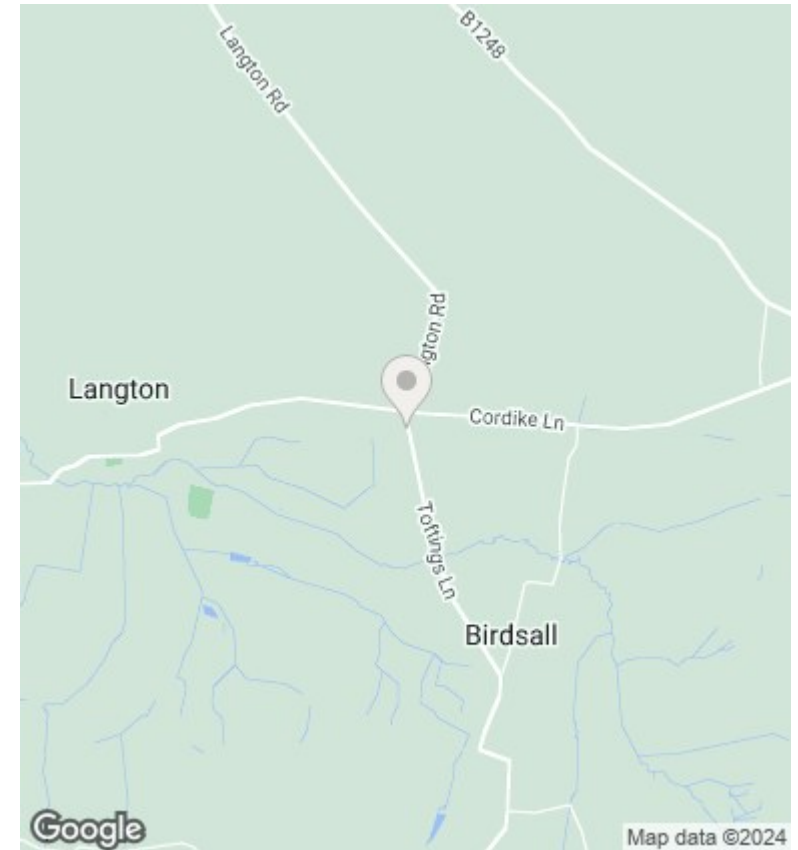
From the Road there is shared access with the adjoining semi which leads immediately to the garage and the mature area of front lawned garden.

Approximate Gross Internal Area  
 House - 893 sq ft - 83 sq m  
 Garage - 219 sq ft - 20 sq m  
 Total - 1112 sq ft - 103 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	34	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	