



**'Harvest Cottage'**  
Front Street  
Langtoft, YO25 3TS

ASKING PRICE OF

**£180,000**

**3 Bedroom Mid Terraced House**



Dining Kitchen

On Road  
Parking

Solid Fuel Central Heating

## 'Harvest Cottage' Front Street, Langtoft, YO25 3TS

Located at the heart of this popular Wolds Village, this is a double fronted mid-terrace cottage offering a wealth of character features along with generously proportioned accommodation.

The property has been thoughtfully extended to the rear, which provides additional living space on the ground floor that comprises an enhanced kitchen area with dining space along with ground floor WC and shower.

Features of the property include exposed beamed ceilings and solid fuel stoves. In addition, there is also an enclosed area of garden to the rear, this being extremely low maintenance and being predominantly gravelled and also having a timber covered seating area.

### 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



Lounge



Dining Kitchen



Dining Kitchen

## Accommodation

### FRONT ENTRANCE

Into:

### LOUNGE

19' 11" x 12' 8" (6.09m x 3.88m)

Entering into a double fronted room with central door and featuring beamed ceiling along with a brickwork fireplace with open fire. Radiator.

### DINING KITCHEN

23' 5" x 18' 9" (7.16m x 5.73m)

With feature beamed ceiling to part of the room. Staircase leading off and wood burning stove in situ. The kitchen area includes an integrated dishwasher, a range of base and wall mounted cupboards with chrome effect handles and incorporates an inset ceramic sink with single drainer.

There is also an additional kitchen area featuring electric oven and hob with extractor. Fitted laminate flooring. Door leading to the rear.

### GROUND FLOOR SHOWER ROOM

10' 2" x 7' 9" (3.11m x 2.37m)

With walk-in shower and glass cubicle with fitted electric shower, vanity wash hand basin and low level WC.

### FIRST FLOOR

#### BEDROOM 1

12' 6" x 10' 5" (3.83m x 3.20m)

With front facing window. Radiator.

#### BEDROOM 2

12' 5" x 9' 6" (3.81m x 2.90m)

With front facing window. Radiator.

#### BEDROOM 3

11' 0" x 5' 10" (3.36m x 1.80m)

With rear facing window. Sloping ceiling. Radiator.

### SHOWER ROOM

10' 2" x 7' 9" (3.11m x 2.37m)

With walk-in shower enclosure with fitted electric shower, low level WC and pedestal wash hand basin. Radiator.

### OUTSIDE

The property is built flush to the pavement. To the rear is an enclosed area of gravelled garden and this gives way to a covered timber seating area.



Ground Floor Shower Room



Bedroom 1



Bedroom 2



Bedroom 3

#### **CENTRAL HEATING**

The property benefits from solid fuel central heating to radiators.

#### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

#### **TENURE**

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

#### **SERVICES**

Mains water, electricity and drainage.

#### **COUNCIL TAX**

Band B.

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating E.

#### **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 Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Shower Room



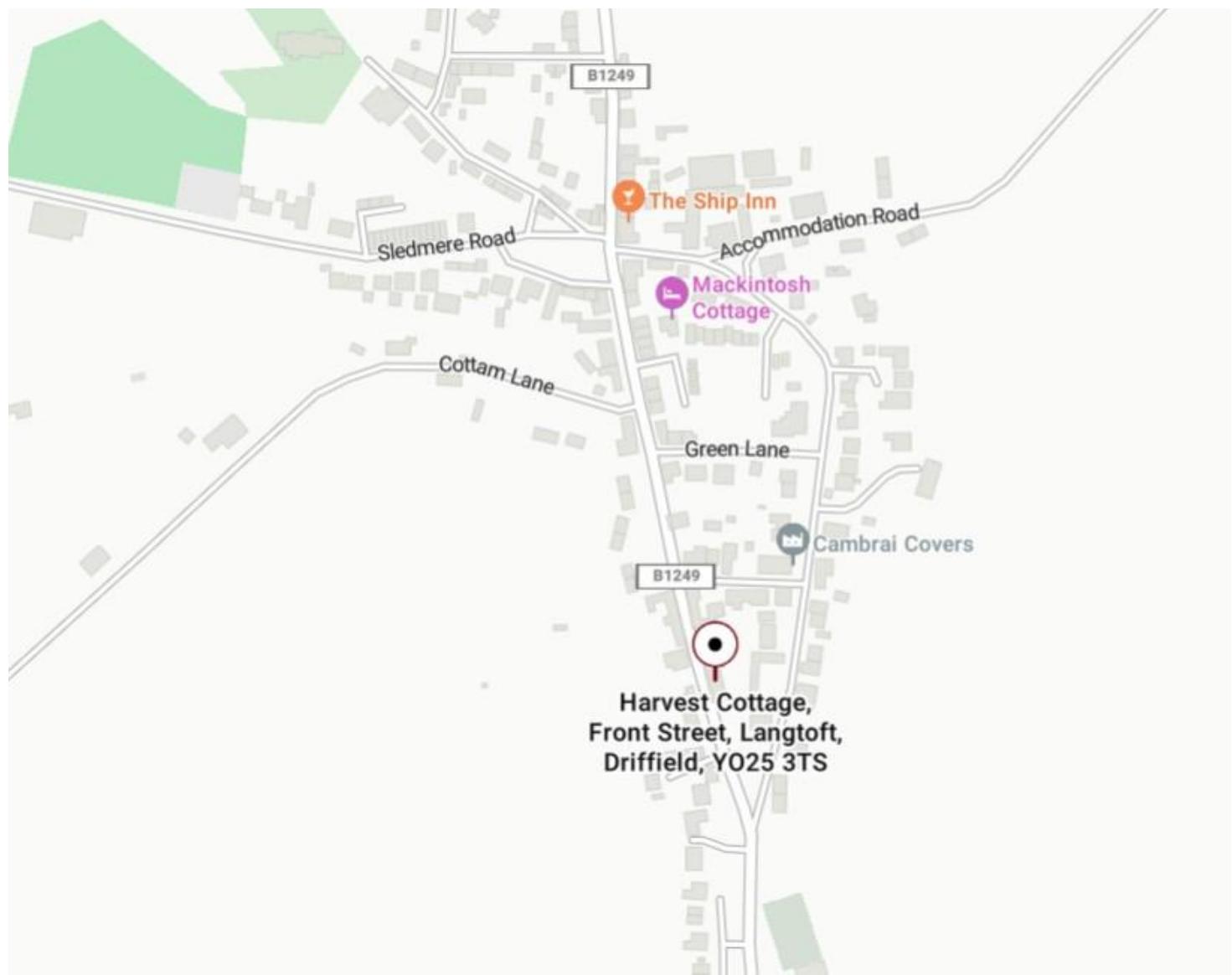
Garden

The digitally calculated floor area is 99 sq m (1,069 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 1

Floor 0



▪ Est. 1891 ▪

# Ullyotts

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