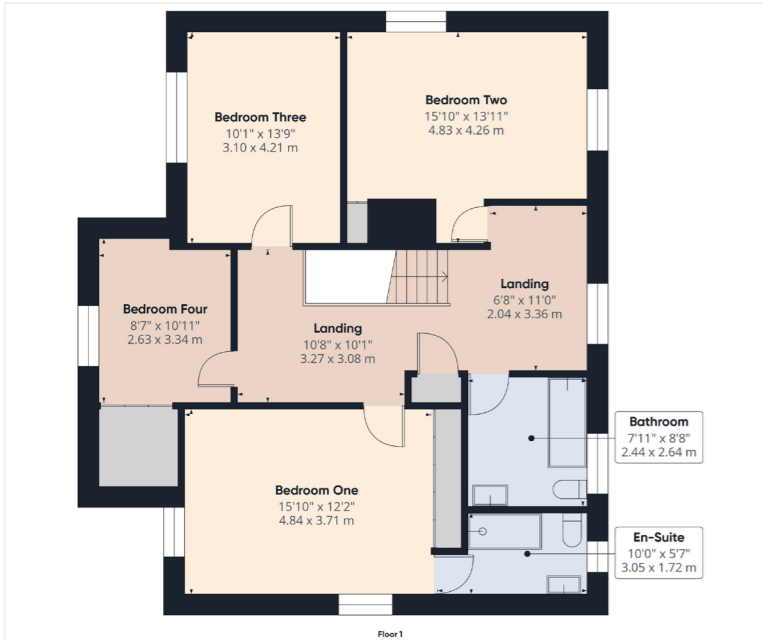


Approximate total area⁽¹⁾
145 sq ft
134.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS '3C' standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area⁽¹⁾
974 sq ft
90.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS '3C' standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Asking Price
£489,000

**The Elms, Back Lane,
West Lutton, YO17 8TF**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES

Air source heat pump. Mains water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'F'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 4'9 (1.46m) x 5'10 (1.78m)

Composite door to the front aspect, terracotta tiled flooring and door leading into:

HALLWAY- 15'10 (4.83m) x 10'1 (3.08m)

A spacious and inviting hallway with coving, stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

LOUNGE- 26'4 (8.03m) x 11'11 (3.65m)

Currently used as a living/dining area with sliding doors to the rear aspect, windows to the front and side aspect, coving, log burning stove with brick surround and tiled hearth, fitted carpets, radiator, TV point and power points.

SHOWER ROOM- 5'1 (1.56m) x 6'7 (2.01m)

Opaque window to the front aspect, coving, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and tiled splash back, low flush WC, fully tiled shower cubicle, laminated flooring, heated towel rail and extractor fan.

SNUG- 10'10 (3.32m) x 12'2 (3.72m)

Additional versatile reception room with window to the front aspect, coving, fitted carpets, radiator, TV point and power points. There are also sliding doors leading into:

OPEN PLAN KITCHEN/DINING AREA- 14'11 (4.57m) x 24'8 (7.53m)

Beautifully appointed kitchen/diner with windows to the rear and side aspect flooding it with natural light, coving, tiled splash back, a range of wall and base contrasting colour units with breakfast bar, pantry cupboard, one and a half sink with drainer unit, space for American style fridge/freezer, plumbing for dishwasher, built in eye-level double oven, electric hob, laminated flooring, radiator and power points.

REAR ENTRANCE- 5'1 (1.56m) x 7'0 (2.15m)

Composite door to both side aspects leading out to the garden and driveway with terracotta tiled flooring.

UTILITY ROOM- 10'7 (3.24m) x 7'1 (2.18m)

Door to the side aspect leading into the garage, window to the other side aspect, coving, exposed brick, a range of base units and shelving, one and a half sink with drainer unit, plumbing for washing machine, space for dryer, terracotta tiled flooring, heated towel rail and power points.

FIRST FLOOR LANDING

Sizeable landing with window to the rear aspect, coving, built in storage cupboard, fitted carpets, radiators and power points.

BEDROOM ONE- 15'10 (4.84m) x 12'2 (3.72m)

Window to the front and side aspect, coving, dado rail, built in wardrobes, fitted carpets, radiator and power points.

EN-SUITE- 10'0 (3.05m) x 5'7 (1.72m)

Opaque window to the rear aspect, coving, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, fully tiled walk in shower, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 15'10 (4.83m) x 13'11 (4.26m)

Another good size double bedroom with window to the rear and side aspect, coving, built in storage cupboards, fitted carpets, radiator and power points.

BEDROOM THREE- 10'1 (3.10m) x 13'9 (4.21m)

Window to the front aspect, coving, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'7 (2.63m) x 10'11 (3.34m)

Window to the front aspect, built in storage cupboard, fitted carpets, radiator and power points.

BATHROOM- 7'11 (2.44m) x 8'8 (2.64m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower and shower attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN

West facing garden which is a great focal point to the property and has been enhanced by the current vendor to create a peaceful outdoor area. It is mainly laid with lawn, patio area to the immediate rear, planted shrubs, flowers and trees creating an abundance of privacy. There is a walled area which houses the log store with gate leading to an additional portion of garden.

GARAGE- 28'7 (8.73m) x 10'6 (3.22m)

Electric roller door to the front aspect, door and window to the side aspect, power and lighting.

PARKING

Ample off street parking to the front of the property for multiple cars, motorhomes and caravans.

The Elms, Back Lane, West Luton, YO17 8TF

Set within a peaceful and picturesque village, The Elms is a four bedroom detached property offering over 2400 square foot of accommodation. Enjoying open countryside views and private gardens to the rear, this property provides an exceptional blend of space, comfort and versatility. Externally the property offers a flexible layout for each individual buyer to suit their needs whether that is working from home with ample office space, or a separate play room. The property has been excellently maintained over the years and upgraded throughout to offer a modern and comfortable space. Externally, it does not disappoint with its peaceful garden offering a fabulous place to relax- viewings are essential!

The property briefly comprises:- entrance porch, hallway, lounge, shower room, snug, open plan kitchen/dining area, rear hallway, utility room, first floor landing, primary bedroom with en-suite, three additional bedrooms, family bathroom, garden, garage and ample off street parking to the front.

LOCATION

West Luton is a picturesque village in North Yorkshire with rolling countryside views from all aspects. The village enjoys a local church and village hall. The town of Driffild lies 7 miles to the south and provides a range of services including supermarkets, petrol stations, a variety of shops, restaurants, primary and secondary schools and leisure facilities. The market town of Malton lies 14 miles north west and is known as Yorkshires Food Capital.

