

Dee Atkinson & Harrison

Approximate total area*
499.12 sq ft
46.37 sq m

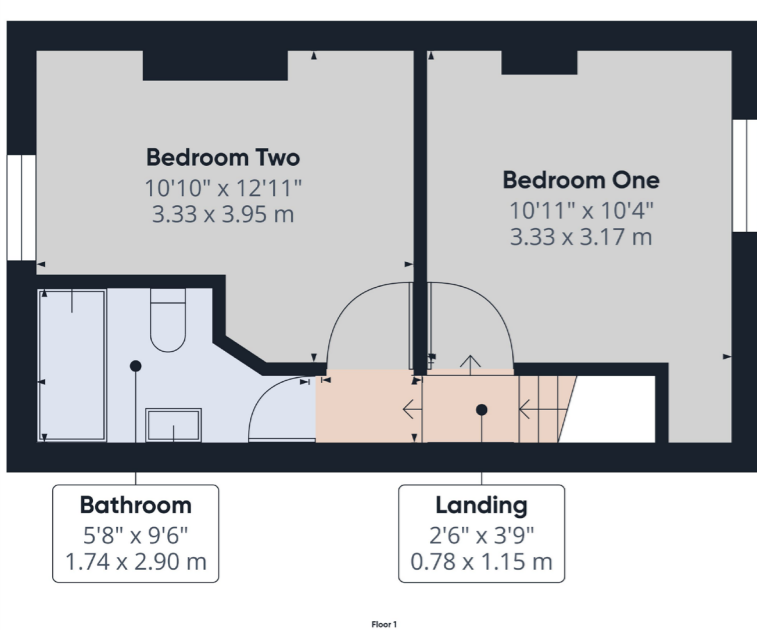
Reduced headroom
7.25 sq ft
0.65 sq m

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10" (1.78 m)

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 are based on NICE/IMPS/IC standards.

DIRAFEM30



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Approximate total area*
292.56 sq ft
27.18 sq m

(1) Excluding balconies and terraces

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DIRAFEM30



Offers Over
£159,000

2 Church Lane,
Langtoft, YO25 3TN

SERVICES
Electric heating throughout. Mains water and sewerage.

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 'A'.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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

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THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

OPEN PLAN LOUNGE/DINING AREA- 13'10 (4.22m) x 36'8 (11.18m)

Composite door and window to the front aspect, feature fireplace with log burning stove (flue pipe needs to be connected), stairs leading to the first floor landing, laminated flooring, radiator, TV point and power points.

KITCHEN

Sleek and newly fitted kitchen with French doors to the side aspect, windows to the rear, inset spotlights, a range of high gloss wall and base units, granite worktops, inset sink with mixer tap, integrated fridge/freezer, integrated washing machine, electric oven and induction hob, extractor hood, laminated flooring, heated towel rail and power points.

CLOAKROOM- 8'3 (2.53m) x 6'8 (2.05m)

Formerly used as a outbuilding, the vendors have utilised this space to create a cloakroom/stroage space. There is a window to the rear aspect, fully tiled walls, wall mounted electric boiler, low flush WC, sink with pedestal and mixer tap and tiled flooring.

FIRST FLOOR LANDING

Fitted carpets and access to the loft.

BEDROOM ONE- 10'11 (3.33m) x 10'4 (3.17m)

Double bedroom with window to the rear aspect, fitted blinds, fitted carpets, radiator and power points.

BEDROOM TWO- 10'10 (3.33m) x 12'11 (3.95m)

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

BATHROOM- 5'8 (1.74m) x 9'6 (2.90m)

Contemporary and modern bathroom which is beautifully put together with fully tiled marble ceramic tiles, three piece bathroom suite comprising:- low flush WC, wall mounted sink with vanity unit, free standing single ended bath with over head shower and glass shower screen, tiled flooring and heated towel rail.

GARDEN

Easily maintainable, north facing garden which has been laid with aritifcial grass, outside tap and benefits from a pebbelled area to the rear. The pebelled area to the rear is great for a parking space or to use as part of the garden.

PARKING

Parking space to the rear of the property and also on street parking.

2 Church Lane, Langtoft, YO25 3TN

Having undergone an extensive renovation, Church Lane is a beautifully presented and modern two bedroom property. Internally it has had a complete make over and transformed into a fantastic home which would appeal to a variety of buyers. Benefitting from new kitchen, bathrooms, boiler, decor throughout and even new windows, this is move in ready and offers a cosy feeling the moment you step through the door.

The property briefly comprises:- entrance into an open plan living/dining/kitchen area, cloakroom, first floor landing with two double bedrooms, family bathroom, rear garden and off street parking.

LOCATION

Langtoft is an unspoilt Wolds Village located on the B1249 Driffield to Scarborough Road 6 miles from the market town of Driffield and within easy commuting distance of Bridlington, Scarborough, Beverley and Malton.



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