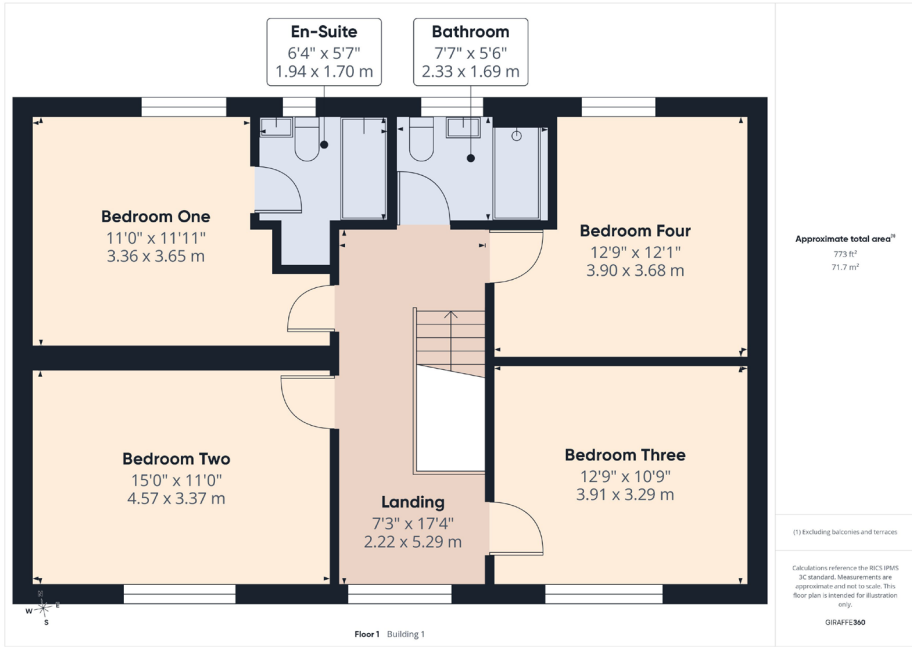
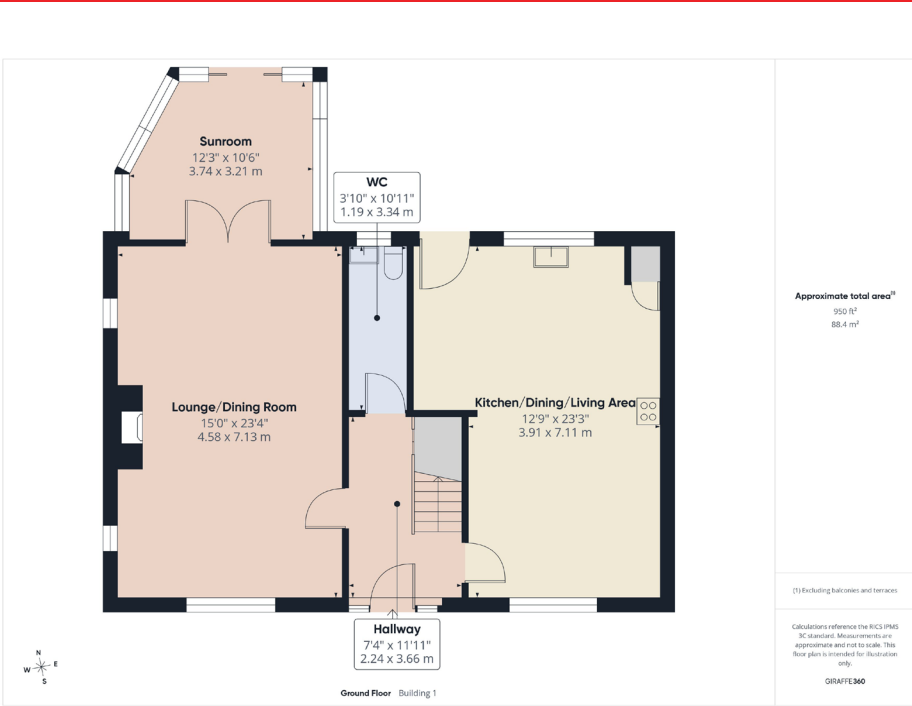




SERVICES
LPG heating, mains sewage, electricity and water.

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 'D'.

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.



Guide Price
£475,000

**Valley View, Sledmere Road,
Langtoft, YO25 3TP**



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

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Dee Atkinson & Harrison



Valley View, Sledmere Road, Langtoft, YO25 3TP

A truly individual four-bedroom detached home, occupying a generous plot of approximately 0.38 acres in a sought-after and desirable village location. Valley View is very well presented throughout, this distinctive property offers spacious and versatile accommodation, with multiple reception rooms providing plenty of flexibility for modern family living. The other attractive aspect of the property, is the four double bedrooms offering excellent proportions throughout with scope to make this house your own home. Outside is equally impressive, with stunning views from all aspects and a well maintained and large garden providing plenty of space to enjoy the surrounding countryside. A gated driveway leads to extensive off-street parking and a substantial double garage, offering fantastic storage and practical space. There is so much scope for the next owners to put their own stamp on the property and further tailor the accommodation to suit their individual needs. An excellent opportunity in a village setting. The property briefly comprises:- entrance hall, WC, lounge/dining area, sunroom, open plan kitchen/breakfast area, first floor landing with primary bedroom and en-suite, three additional double bedrooms, spacious family bathroom, rear garden, double garage and ample off street parking to the front.

LOCATION

Located in a quiet part of the popular Wolds Village of Langtoft which itself is approximately 6 miles from the market town of Driffield and within easy commuting distance of Bridlington, Scarborough, Beverley and Malton.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 7'4 (2.24m) x 11'11 (3.66m)

Large entrance hall with door and window to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

WC- 3'10 (1.19m) x 10'11 (3.34m)

Opaque window to the rear aspect, inset spotlights, tiled splash back, low flush WC, sink with vanity unit and mixer tap, tiled flooring and heated towel rail.

LOUNGE/DINING AREA- 15'0 (4.58m) x 23'4 (7.13m)

An open plan living/dining area boasting a light and airy feel with French doors to the rear aspect, window to the front, coving, multi-fuel burning stove with brick surround, stone hearth and mantel piece, fitted carpets, radiator, TV point, telephone point and power points.

SUN ROOM- 12'3 (3.74m) x 10'6 (3.21m)

A great add on over looking the garden with sliding doors to the rear aspect, windows to all three sides, laminated flooring and power points.

KITCHEN/BREAKFAST AREA- 12'9 (3.91m) x 23'3 (7.11m)

Open plan area with door and window to the rear aspect, additional window to the front aspect, coving, inset spotlights, built in storage cupboard housing the boiler, tiled splash back, a range of wall and base units with island and breakfast bar, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, Rangemaster oven with electric hob, extractor hood, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 7'3 (2.22m) x 17'4 (5.29m)

Window to the front aspect, coving, fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 11'0 (3.36m) x 11'11 (3.65m)

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

EN-SUITE- 6'4 (1.94m) x 5'7 (1.70m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower and glass shower screen, wall mounted LED mirror, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 15'0 (4.57m) x 11'0 (3.37m)

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

BEDROOM THREE- 12'9 (3.91m) x 10'9 (3.29m)

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

BEDROOM FOUR- 12'9 (3.90m) x 12'1 (3.68m)

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

BATHROOM- 7'7 (2.33m) x 5'6 (1.69m)

Opaque window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower with wet wall boarding, tiled flooring, heated towel rail and extractor fan.

GARDEN

North facing garden which is of ample size and benefits from a spacious patio area to the immediate rear of the property, large lawned area with planted shrubs and trees, greenhouse, timber storage shed, timber fencing ensuring a fully secure garden and gated side access.

DOUBLE GARAGE- 17'11 (5.48m) x 24'11 (7.61m)

Electric roller door, French doors and window to the side and rear aspect, inset spotlights, power and lighting.

PARKING

In and out gated driveway which can fit multiple cars.