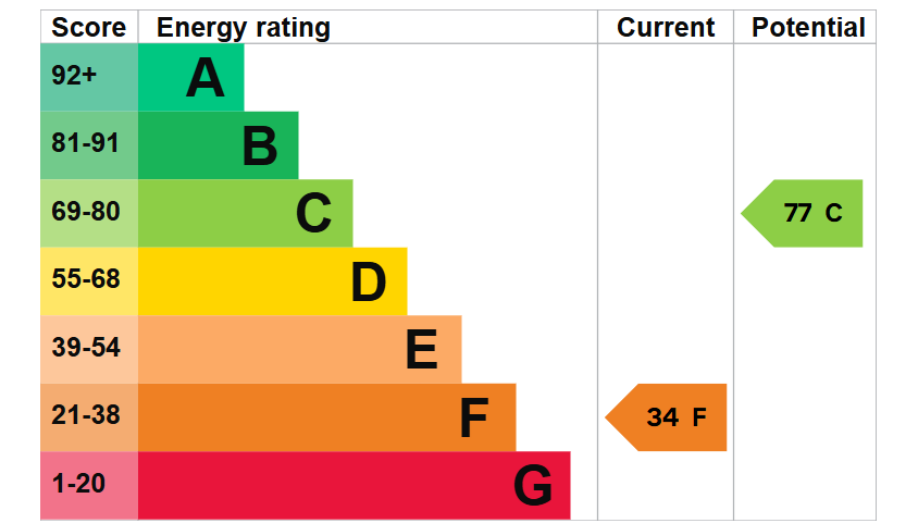
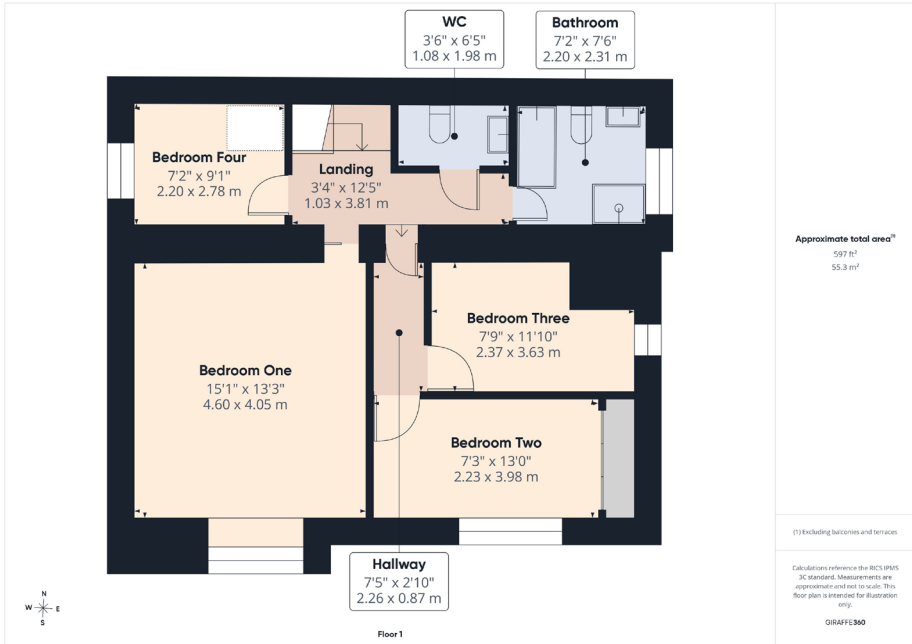
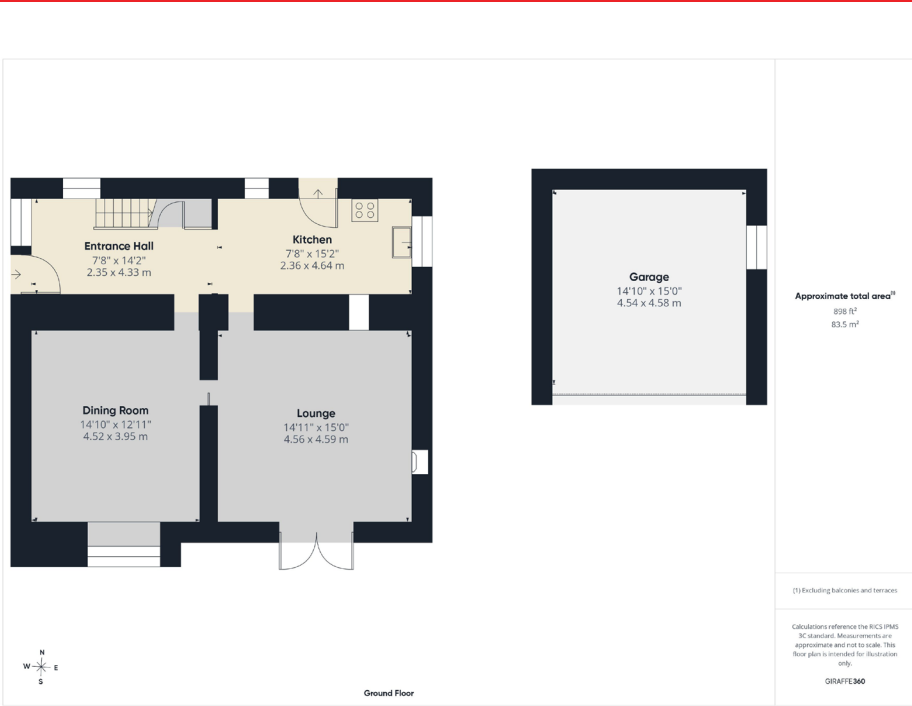




Asking Price
£350,000

**Sparrow Hall, Front Street,
Langtoft, YO25 3TS**

SERVICES
Newly installed Air Source heat pump, mains sewage, electricity and water. There are also solar panels with the property.

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.



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Dee Atkinson & Harrison



Sparrow Hall, Front Street, Langtoft, YO25 3TS

DESCRIPTION

A renovated four bedroom detached property! Sparrow Hall sits in a desirable and rural village location offering sleek and neutral interiors ready for you to add your own personal touch. The home features four generously sized bedrooms, two spacious reception rooms, and well-proportioned living accommodation ideal for a variety of potential buyers. Externally, the property benefits from a private, well-maintained south-facing garden, providing the perfect amount of space to entertain or just enjoy the sunshine. Designed with energy efficiency in mind, the property is equipped with an air source heat pump and solar panels, helping to reduce running costs while supporting sustainable living. Offering spacious accommodation, a private setting, and high-quality renovations throughout, this is a fantastic opportunity for buyers seeking a move-in-ready family home with the flexibility to make it their own. The property briefly comprises:- entrance hall leading into the kitchen, lounge, dining room, first floor landing, four good size bedrooms, family bathroom and separate WC, garden, double garage and ample off street parking.

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- 7'8 (2.35m) x 14'2 (4.33m)

Inviting entrance with door and window to the front aspect, window to the side, stairs leading to the first floor landing, understairs cupboard, vinyl flooring, radiator and power points.

KITCHEN- 7'8 (2.36m) x 15'2 (4.64m)

Door and window to the side aspect, window to the rear, serving hatch, a range of base units, sink with drainer unit, integrated fridge, integrated washing machine, electric oven with electric hob and extractor hood, vinyl flooring, radiator and power points.

LOUNGE- 14'11 (4.56m) x 15'0 (4.59m)

Light and bright living space with french doors to the side aspect, log burning stove with hearth, surround and stone mantle piece, vinyl flooring, radiator, TV point and power points.

DINING ROOM- 14'10 (4.52m) x 12'11 (3.95m)

Window to the side aspect, cushioned vinyl flooring, radiator, telephone point and power points.

FIRST FLOOR LANDING

Fitted carpets and power points.

BEDROOM ONE- 15'1 (4.60m) x 13'3 (4.05m)

Spacious primary bedroom with window to the front aspect, fitted carpets, radiator and power points, There is also access to the loft.

HALLWAY

Fitted carpets and radiator.

BEDROOM TWO- 7'3 (2.23m) x 13'0 (3.98m)

Another double bedroom with window to the side aspect, built in wardrobes with sliding

mirrored doors, fitted carpets, radiator and power points.

BEDROOM THREE- 7'9 (2.37m) x 11'10 (3.63m)

Window to the rear aspect, built in cupboard housing the water tank, exposed brick wall, fitted carpets, radiator and power points.

BEDROOM FOUR- 7'2 (2.20m) x 9'1 (2.78m)

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

BATHROOM- 7'2 (2.20m) x 7'6 (2.31m)

Modern and sleek family bathroom with Opaque window to the rear aspect, inset spotlights, wet wall boarding, four piece bathroom suite comprising:- low flush WC, wall mounted sink with vanity unit, shower cubicle, free standing bath with shower attachment, laminated flooring, radiator and extractor fan.

WC- 3'6 (1.08m) x 6'5 (1.98m)

Wet wall boarding, low flush WC, sink with drainer unit, vinyl flooring, radiator and extractor fan.

GARDEN

South facing garden which is mainly laid with lawn, patio and gravelled area to the immediate rear, planted shrubs and hedging, timber fencing and side access.

GARAGE- 14'10 (4.54m) x 15'0 (4.58m)

Double garage with up and over door, window to the rear aspect, power and lighting.

PARKING

Ample off street parking for multiple cars, caravans and motorhomes.