

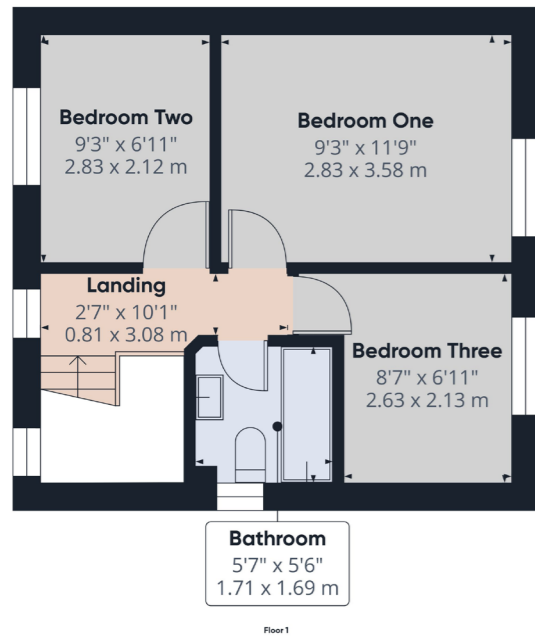
Approximate total area*
341 sq ft
31.7 m²

(*) Excluding balconies and terraces

Calculations reference the BCS 3PM3
"3C Standard: Measurements only"
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFPE360

Ground Floor



Approximate total area*
302 sq ft
28 m²

(*) Excluding balconies and terraces

Calculations reference the BCS 3PM3
"3C Standard: Measurements only"
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFPE360

Floor 1



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Guide Price
£150,000

**Capel Cottage, Front Street,
Langtoft, YO25 3TF**

SERVICES

Oil fired central heating. 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 'B'.

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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 5'9 (1.77m) x 8'5 (2.59m)

Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power point.

WC- 6'0 (1.83m) x 3'0 (0.92m)

Opaque window to the side aspect, tiled splash back, wall mounted sink, low flush WC, fitted carpets and radiator.

OPEN PLAN LIVING/DINING AREA- 9'4 (2.85m) x 19'2 (5.86m)

French doors to the rear aspect, large window to the front aspect, log burning stove, fitted carpets, radiator TV point and power points.

KITCHEN- 8'6 (2.60m) x 9'5 (2.89m)

Window to the rear aspect, inset spotlights, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, built in electric oven, electric hob with extractor hood, tiled flooring, radiator and power points.

FIRST FLOOR LANDING

Dual windows to the front aspect, fitted carpets and power points.

BEDROOM ONE- 9'3 (2.83m) x 11'9 (3.58m)

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

BEDROOM TWO- 9'3 (2.83m) x 6'11 (2.12m)

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

BEDROOM THREE- 8'7 (2.63m) x 6'11 (2.13m)

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

BATHROOM- 5'7 (1.71m) x 5'6 (1.69m)

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC. sink with pedestal, panelled bath with over head shower and glass shower screen, fitted carpets, radiator and extractor fan.

GARDEN

East facing garden which is easily maintainable with gravelled area, patio to the immediate rear, garden shed, oil tank, partially walled and fencing with rear gated access.

PARKING

One allocated parking spaces to the property.

Capel Cottage, Front Street, Langtoft, YO25 3TF

DESCRIPTION

Brought to the market with the benefit of NO ONWARD CHAIN, Capel Cottage is a three bedroom end terrace located in the quiet village of Langtoft. Move in ready, this property is neutrally decorated throughout to provide a blank canvas for you to personalise and put your own touch on it. With off street parking and open plan living downstairs, this home provides a warm welcome the moment you step through the door.

The property briefly comprises:- entrance hall, cloakroom, open plan lounge/dining area and kitchen, first floor landing with three bedrooms, family bathroom and garden to the rear.

LOCATION

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



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