



Approximate total area\*  
341 sq ft  
31.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 3PM5  
"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 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 3PM5  
"3C Standard: Measurements only"  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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Floor 1



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**Guide Price**  
**£165,000**

**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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