



4 Hillside Gardens
Langtoft

YO25 3TZ

ASKING PRICE OF

£150,000

3 Bedroom Semi-Detached House



Open countryside to the front



3



1



1



Garage & Off
Road Parking



Gas (LPG) Central Heating

4 Hillside Gardens, Langtoft, YO25 3TZ

An established semi-detached house in a semi-rural location with very attractive outlook to the front over the village bowling green and with open countryside beyond. In addition, to the rear of the property are extensive gardens which are terraced and ultimately sloping. The accommodation on offer includes main lounge plus second reception area/dining room which is open plan to the kitchen. On the first floor are three bedrooms plus house bathroom.

In summary, this is an extremely rare opportunity to purchase a competitively priced semi-detached house in such a delightful setting and the views to the front are a real draw!

LANGTOFT

Entering the village down Tye Howe Hill, the road twists and turns through the narrow main street of this traditional Yorkshire Wolds Village.

Here the village is dedicated to St. Peter. Langtoft has an outdoor bowling green near to which is a memorial dedicated to one of England's oldest poets, Peter de Langtoft, born in the village in the 13th Century.



Lounge



Lounge



Kitchen/Dining Area



Kitchen/Dining Area

Accommodation

ENTRANCE LOBBY

With further access into:

ENTRANCE HALL

6' 9" x 2' 11" (2.06m x 0.91m)

With staircase leading off to the first floor. Radiator.

LOUNGE

14' 11" x 11' 0" (4.57m x 3.37m)

With front facing window offering views across to the bowling green and open countryside beyond. Double panelled radiator and feature fire surround housing a gas fire front with back boiler for central heating and domestic hot water.

Double semi-glazed doors leading into:

DINING AREA

With large window overlooking the rear patio and garden beyond. Radiator.

Open plan into:

KITCHEN

14' 4" x 8' 9" (4.38m x 2.69m [overall])

Circular stainless steel sink with circular drainer plus basic

range of kitchen units. Provision for an electric cooker.

FIRST FLOOR LANDING

8' 4" x 5' 7" (2.55m x 1.71m)

SHOWER ROOM

5' 4" x 5' 3" (1.64m x 1.61m)

With walk-in shower with wet wall finish and glass side screen plus low level WC and wash hand basin. Radiator.

BEDROOM 1

12' 10" x 8' 6" (3.92m x 2.61m)

With front facing window. again offering an attractive view. Built-in storage cupboard and additional built-in wardrobes. Radiator.

BEDROOM 2

11' 1" x 8' 1" (3.38m x 2.47m)

With rear facing window. Radiator.

BEDROOM 3

7' 3" x 5' 7" (2.21m x 1.71m)

With front facing window. Radiator.



Bedroom 1



Bedroom 2



Shower Room



Garden

OUTSIDE

'Hillside Gardens' is a small development running parallel to the main street, set back from the road itself. To the front of the property is a predominantly lawned garden with walled frontage. There is a side drive which leads to a single garage.

The plot is inclined to the rear of the property and, as such, much of the rear garden is either terraced or sloping. There is a crazy paved patio immediately to the rear of the house which houses the LPG storage cylinder.

CENTRAL HEATING

Gas (LPG) fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

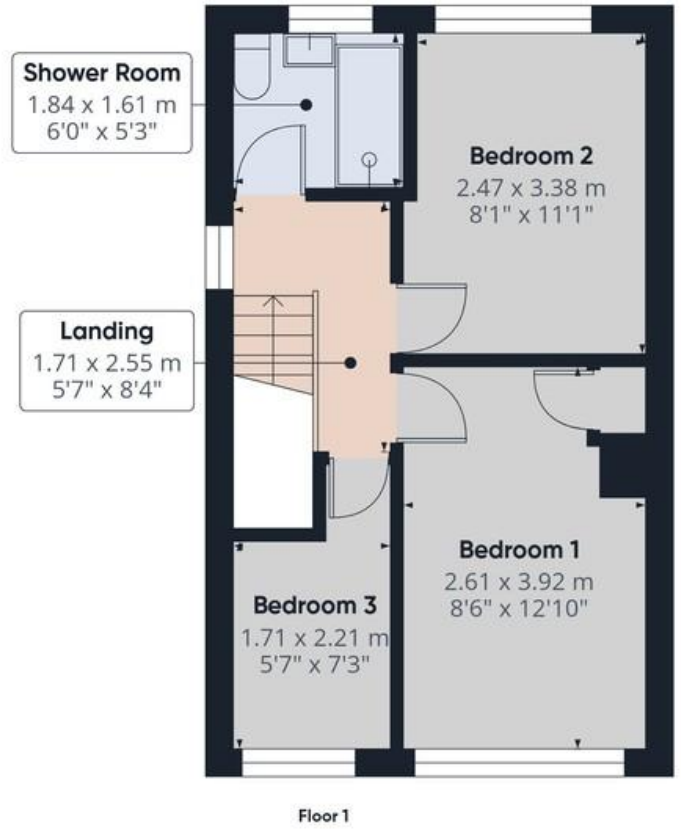
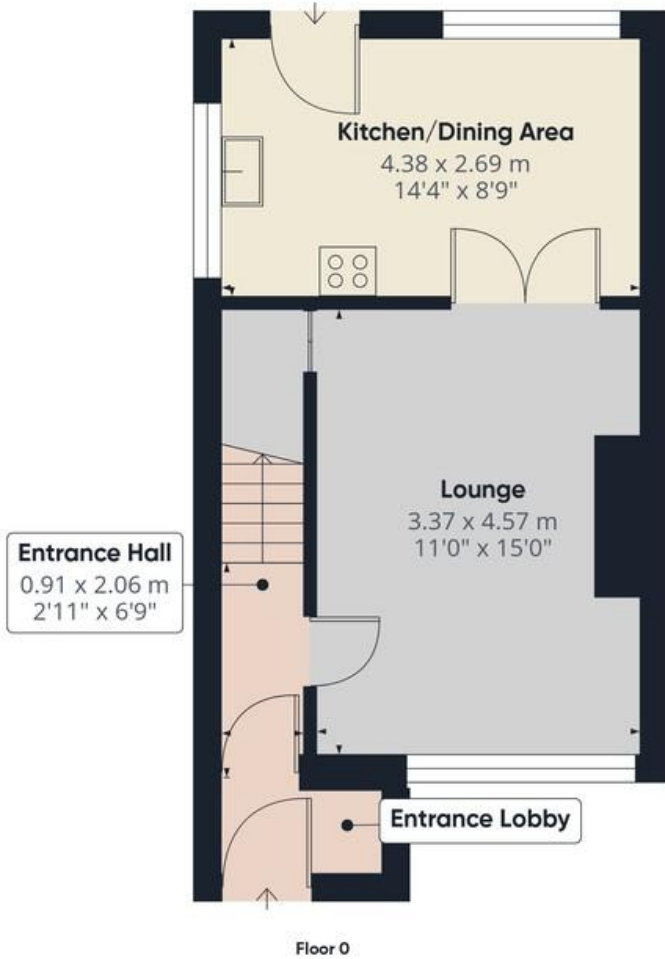
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

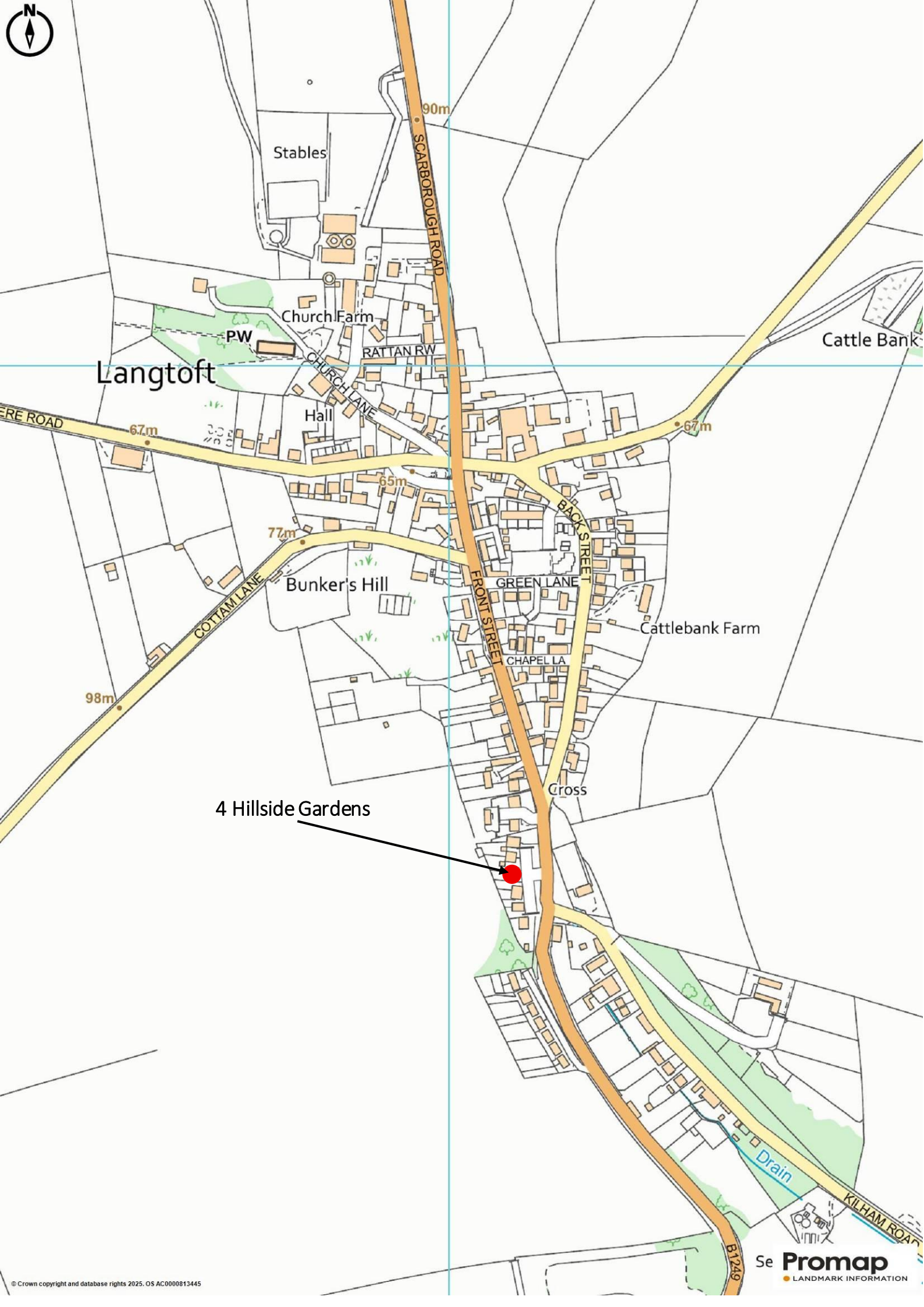
Regulated by RICS



Garden

The digitally calculated floor area is 62 sq m (667 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





4 Hillside Gardens



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