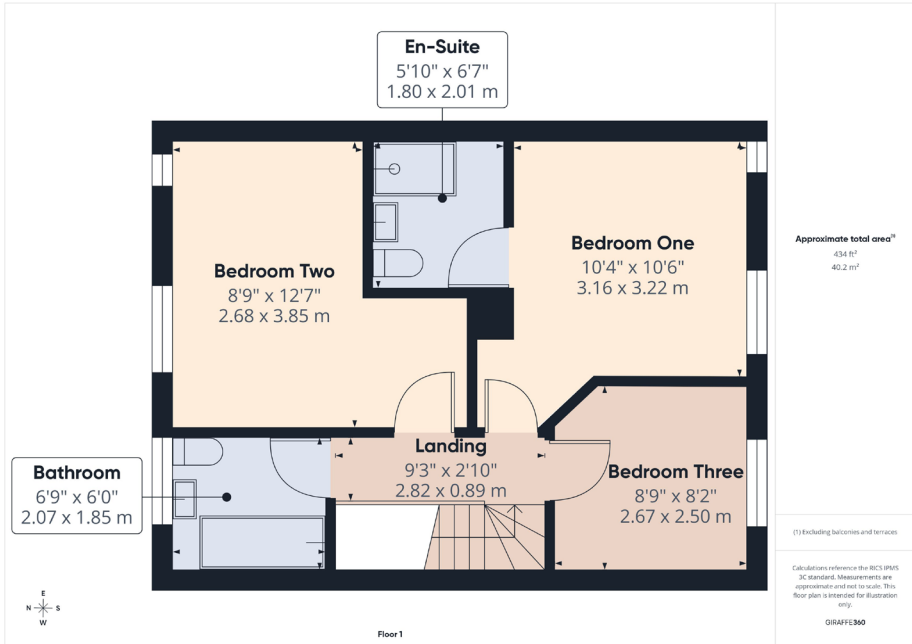
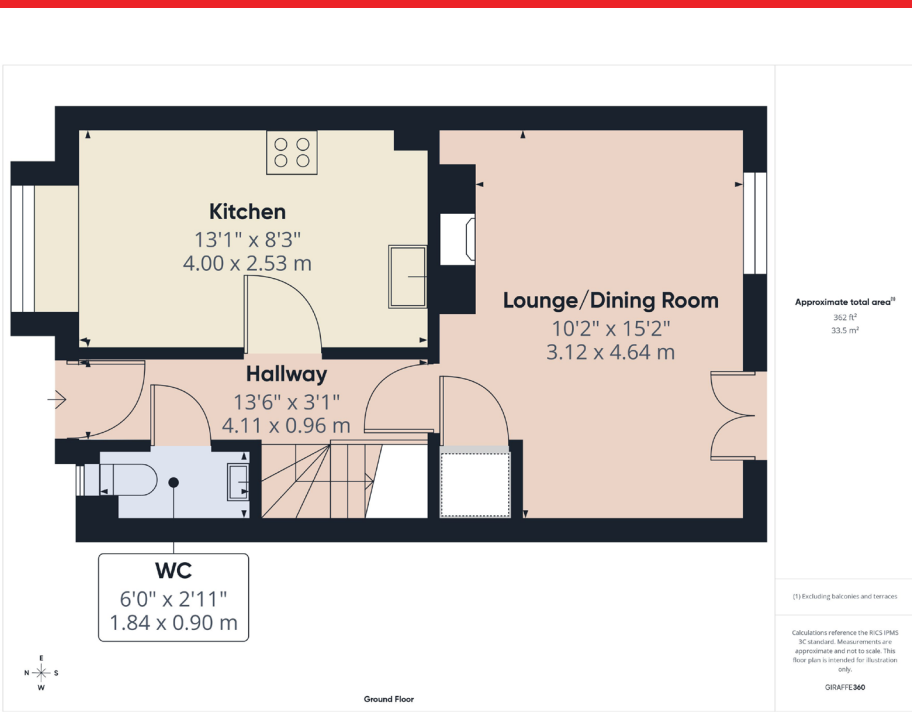




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Guide Price **Cherry House ,4 Cobble Field,**
£225,000 **Langtoft, YO25 3SZ**

SERVICES
Oil fired central 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 '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.



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Dee Atkinson & Harrison



Cherry House, 4 Cobble Field, Langtoft, YO25 3SZ

Situated within an exclusive development in a desirable village location, 4 Cobble Field is a very well presented, three bedroom, mid terrace which has been thoughtfully updated by the current vendor to create a cosy and modern home. Offering two bathrooms, three generously sized bedrooms and a sunny South facing garden, it's the perfect home for a variety of potential buyers and is move in ready. The property is also brought to the market with no onward chain and a sought after village location- viewings are highly recommended! The property briefly comprises:- entrance hall, WC, kitchen, lounge/dining area, first floor landing, primary bedroom with en-suite, two additional bedrooms, family bathroom, rear garden and allocated parking spaces.

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- 13'6 (4.11m) x 3'1 (0.96m)
Door to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.

WC- 6'0 (1.84m) x 2'11 (0.90m)
Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, tiled flooring, radiator and extractor fan.

KITCHEN- 13'1 (4.00m) x 8'3 (2.53m)
Spacious and modern kitchen with bay window to the front aspect, inset spotlight, tiled splash back, a range of shaker style wall and base units with wall mounted shelving, one and a half sink with drainer unit, integrated dishwasher, fridge/freezer, integrated washing machine, wine fridge, electric oven with electric hob and extractor hood, laminated flooring, radiator and power points.

LOUNGE/DINING AREA- 10'2 (3.12m) x 15'2 (4.64m)
Cosy lounge/diner with French doors and window to the rear aspect, log burning stove with brick surround, tiled hearth and mantle piece, storage cupboard, laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING- 9'3 (2.82m) x 2'10 (0.89m)
Fitted carpets. There is also access to the loft via a loft ladder and is boarded out.

BEDROOM ONE- 10'4 (3.16m) x 10'6 (3.22m)
Primary bedroom with windows to the rear

aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 5'10 (1.80m) x 6'7 (2.01m)
Fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower with rainfall shower head, tiled flooring, radiator and extractor fan.

BEDROOM TWO- 8'9 (2.68m) x 12'7 (3.85m)
Windows to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 8'9 (2.67m) x 8'2 (2.50m)
Currently used as an office but a good size third bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'9 (2.07m) x 6'0 (1.85m)
Opaque window to the front aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower and glass shower screen, tiled flooring, radiator and extractor fan.

GARDEN
South facing garden which has patio area to the immediate rear, laid with lawn, fully enclosed with timber fencing and fenced area housing the oil tank with rear gated access. There is also a well presented front garden which has patio area and is laid with lawn with gated side access to the garden.

PARKING
Two allocated parking spaces.

