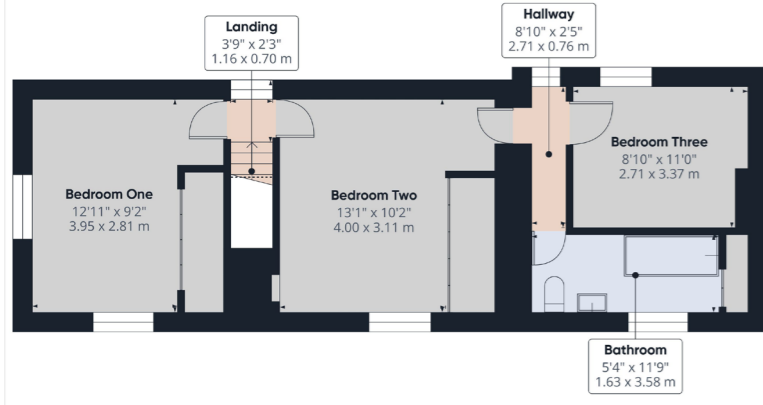


Approximate total area*
884 ft²
83.2 m²

(1) Excluding balconies and terraces
Calculations reference the RICS IPMS "3C Standard: Measurements and approximations and not to scale. This floor plan is intended for illustration only."
DIRAFPE360



Approximate total area*
529 ft²
49 m²

(1) Excluding balconies and terraces
Reduced headroom
Below 5'0" (1.5 m)
Calculations reference the RICS IPMS "3C Standard: Measurements and approximations and not to scale. This floor plan is intended for illustration only."
DIRAFPE360



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Guide Price
£250,000

**East Villa, Back Street,
Langtoft, YO25 3TG**

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 'C'.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing and fitted carpets.

LIVING ROOM- 12'8 (3.88m) x 10'6 (3.21m)

Window to the front and side aspect, lift leading to first floor, open fireplace with tiled surround and hearth, fitted carpets, radiator and power points.

SNUG- 12'8 (3.88m) x 12'9 (3.91m)

Window to the front aspect, open fireplace with marble surround and hearth, built in shelving, fitted carpets, radiator and power points.

RECEPTION ROOM- 7'11 (2.42m) x 19'11 (6.07m)

Another versatile reception room which is elevated with windows to the rear, exposed floorboard and power points.

KITCHEN- 8'4 (2.54m) x 12'7 (3.84m)

Window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, built in oven, electric hob, extractor fan, fitted carpets, radiator and power points.

DINING ROOM- 10'0 (3.06m) x 12'6 (3.83m)

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

REAR ENTRANCE/UTILITY ROOM- 8'2 (2.49m) x 9'0 (2.75m)

Door to the side aspect, windows to the side and rear, plumbing for washing machine, fitted carpets, radiator and power points.

HALLWAY- 2'7 (0.79m) x 7'3 (2.21m)

Built in wardrobes, oil fired boiler, fitted carpets and power points.

SHOWER ROOM- 6'7 (2.01m) x 4'8 (1.44m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, fitted carpets, radiator and extractor fan.

FIRST FLOOR LANDING

Window to the rear aspect and fitted carpets. There is also access to the loft.

BEDROOM ONE- 12'11 (3.95m) x 9'2 (2.81m)

Windows to the front and side aspect, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 13'1 (4.00m) x 10'2 (3.11m)

Window to the front aspect, built in wardrobes and cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 8'10 (2.71m) x 11'0 (3.37m)

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

BATHROOM- 5'4 (1.63m) x 11'9 (3.58m)

Window to the front aspect, built in cupboard space, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, fitted carpets, radiator, electric heater and extractor fan.

GARDEN

Wrap around garden which enjoys a yard to the West aspect and is easily maintainable. To the East aspect is a patio area with planted flowers and shrubs and hedging and to the side. The rear of the property is also easily maintainable with patio walk way and planted flowers and shrubs.

GARAGE

Detached garage with up and over door and rear pedestrian door.

East Villa, Back Street, Langtoft, YO25 3TG

DESCRIPTION

Dating back to the 1800s, East Villa is a charming three-bedroom detached, period property offering a rare opportunity to acquire a characterful home with ample scope for modernisation. Occupying a well proportioned plot with a wrap-around garden, the property enjoys a desirable village location. It boasts flexible accommodation with multiple reception rooms, providing versatile living spaces to suit each buyers needs whether you are working from home or have a growing family. While requiring updating, the property presents an exciting opportunity for purchasers to personalise and enhance the home to their own taste, blending its period charm with contemporary living. it would be a great renovating and rewarding renovating project offering ample possibilities and a chance to own an individual property. Early viewing is highly recommended!

The property briefly comprises:- entrance hall, living room, snug, additional reception room, kitchen, dining room, rear hallway, inner hall with shower room, first floor landing with three good size bedrooms and family bathroom, wrap around garden and detached garage.

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.



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