

Approximate total area\*  
802 sq ft  
74.4 m<sup>2</sup>  
Reduced headroom  
5 ft 11 in  
0.6 m

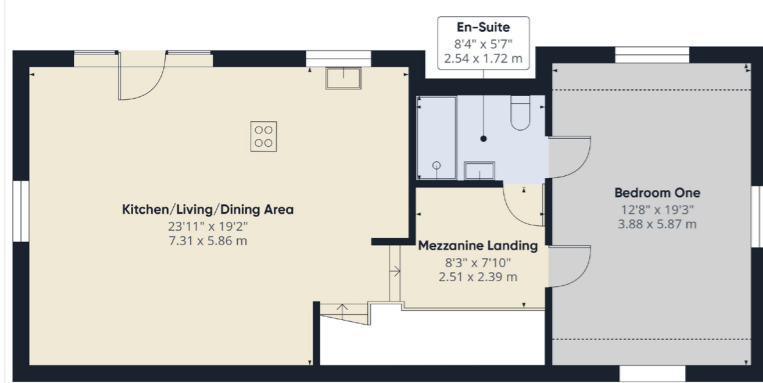
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 11 in  
Below 1.81 m

Calculations reference the BCS:PM45  
"B" Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360

Ground Floor



Approximate total area\*  
801 sq ft  
74.4 m<sup>2</sup>  
Reduced headroom  
4 ft 8 in  
3.9 m

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 11 in  
Below 1.81 m

Calculations reference the BCS:PM45  
"B" Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360

Floor 1

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price  
£350,000

3 South End Close,  
Langtoft, YO25 3UB

**SERVICES**  
Understood to all be connected to mains water and electric. Heating is via an air source heat pump and a air conditioning unit in the living space.

**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 'D'.

**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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# 3 South End Close, Front Street, Langtoft, YO25 3UB

**DESCRIPTION**  
 A fantastic opportunity to purchase a unique property with no onward chain! 3 South End Close is a three bedroom detached property located in a popular village. The property was built in 2024 by renowned local developers; Harland Builders Ltd and is a stunning newly constructed home. The property would be suited to a variety of potential buyers and offers modern and high quality fixtures and fittings throughout. Sat on a plot just over a quarter of an acre, not only is the inside impressive, the wrap around garden is a show stopper, extending to both sides of the property with immaculate manicured lawn. To fully appreciate this home, we highly recommend booking in for an internal viewing as this property won't be hanging around too long!  
 The property briefly comprises- entrance hall, large utility space, two double bedrooms to the ground floor with bathroom, stairs leading up to a mezzanine landing with open plan kitchen/dining/living area, primary bedroom and en-suite, wrap around garden, double garage and ample off street parking.

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

**THE ACCOMMODATION COMPRISES:**  
**ENTRANCE HALL- 5'2 (1.59m) x 12'0 (3.66m)**  
 Inviting entrance with composite door and window to the front aspect, stairs leading to the first floor, built in storage cupboard, LVT flooring, radiator and power points.

**UTILITY ROOM- 5'4 (1.64m) x 18'3 (5.59m)**  
 Inset spotlights, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, LVT flooring, radiator and power points. Outside the utility room is also space under the stairs ideal for storage with radiator and power points and access to the garage.

**BEDROOM TWO- 12'6 (3.82m) x 9'4 (2.86m)**  
 Double bedroom with window to the side aspect, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 12'6 (3.82m) x 8'4 (2.56m)**  
 Another double bedroom with window to the side and front aspect, fitted carpets, radiator, TV point and power points.

**BATHROOM- 8'5 (2.57m) x 5'11 (1.82m)**  
 Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower and glass shower screen, wall mounted mirror with LED lighting, LVT flooring, heated towel rail and extractor fan.

**FIRST FLOOR LANDING- 8'3 (2.51m) x 7'10 (2.39m)**  
 Mezzanine landing with window to the front aspect, LVT flooring, radiator and power points.

**OPEN PLAN KITCHEN/DINING/LOUNGE AREA- 23'11 (7.31m)**  
 The focal point of the property boasting space and flooded with natural light. Benefitting

from door to the rear aspect leading into the garden, additional windows to the side and rear with velux windows to the front, inset spotlights, modern shaker kitchen with a range of wall and base units with breakfast bar, inset sink with mixer tap, integrated dishwasher, fridge and freezer, built in eye-level double oven, electric hob with built in extractor fan, LVT flooring, radiator, TV point and power points. In the living space is a air conditioning unit.

**BEDROOM ONE- 12'8 (3.88m) x 19'3 (5.87m)**  
 Stunning primary bedroom with windows to all three aspect, built in wardrobes and cupboards, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 8'4 (2.54m) x 5'7 (1.72m)**  
 Velux windows to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower, wall mounted mirror with LED lighting, LVT flooring, heated towel rail and extractor fan.

**GARDEN**  
 Predominantly West facing wrap around garden which is mainly laid with lawn, Indian sandstone seating area to the immediate rear, decking area to the side with pergola, area for a hot tub (current one is subject to negotiation), timber fencing and gated side access.

**DOUBLE GARAGE- 17'6 (5.36m) x 19'0 (5.79m)**  
 Electric door with side pedestrian door into the property, water tank, power and lighting.

**PARKING**  
 Ample off street parking to the front of the property.



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