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Chartered Surveyors

Lindum
Maltongate, Langtoft
YO25 3TW

Deceptively spacious and versatile
Commanding elevated position
Off street parking

3 Bedrooms
2 Reception rooms
NO ONWARD CHAIN

Asking Price Of:
£250,000



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PROPERTY PROFESSIONALS SINCE 1891

Lindum

Maltongate, Langtoft

YO25 3TW



Located within a quiet part of the village within only a short distance of open countryside, this is a delightfully presented home which combines a versatile range of accommodation, arranged on two floors with style and charm.

In our opinion, this is a great home which would suit a variety of purchasers, including families looking for a spacious layout or couples requiring the versatility of a ground floor bedroom within the accommodation whilst not compromising daytime living space.

The property is located on an elevated plot with off-street parking to the side and features a delightful manageable garden.

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.

ENTRANCE HALL

With ceramic tiled floor. Coving to ceiling and step up into:

UTILITY ROOM

With ceramic tiled floor, floor mounted oil fired boiler space and plumbing for automatic washing machine. Base plus wall mounted cupboards. Space for a fridge freezer.

KITCHEN

10' 10" x 12' 1" (3.32m x 3.69m)

Extensively fitted with a range of kitchen units finished with gloss white doors including base and wall mounted cupboards along with drawers. In set one and a half bowl stainless steel sink with mixer tap, space and plumbing for a dishwasher.

Integrated electric hob with extractor over. Integrated electric oven and grill. Space and provision for a fridge freezer. Ceramic tiled floor.



INNER HALL

Wood effect laminate flooring and coving to ceiling.
Access to under stairs storage cupboard

LOUNGE

12' 5" x 21' 6" (3.79m x 6.56m)

The stunning point of this light and airy room, which features two windows on separate elevations, is the log burning stove which is set up on a York stone hearth.

Wood effect laminate flooring, coving to ceiling and wall light points.

Staircase leading off to the first floor.



DINING ROOM

12' 1" x 12' 7" (3.7m x 3.84m)

Feature wood effect laminate flooring, coving to ceiling and French doors out onto a paved patio.
Radiator.



BEDROOM

10' 0" x 10' 10" (3.07m x 3.32m)

Wood effect laminate flooring and coving to ceiling.
Radiator. French doors onto the Exterior.



SHOWER ROOM

7' 6" x 6' 2" (2.29m x 1.89m)

With apportioned walk-in shower and feature fitted shower, vanity wash basin and encased cistern
WC. Heated towel rail. Fully tiled to three walls.

LANDING

BEDROOM 1

12' 0" x 17' 6" (3.67m x 5.35m)

A superb room with sloping ceiling and windows to three aspects. Radiator.

BEDROOM 2

12' 8" x 17' 6" (3.87m x 5.34m)

With sloping ceilings and windows to two elevations. Radiator.



BATHROOM

Delightfully fitted with deep white bath having a feature tap with shower hose leading off. Vanity wash basin and low level WC plus separate enclosed shower cubicle. Ceramic tiled floor, tiled walls and heated towel rail.



OUTSIDE

The property stands on an elevated plot with established gardens to the front. There is vehicle parking and access directly off the road.

A particular feature of the property is the enclosed courtyard style garden which given its elevated status offers attractive views and a good degree of privacy. This area also features a timber shed.

CENTRAL HEATING

The property benefits from oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC 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, telephone and drainage connected.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

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.

Floor plans are for illustrative purposes only.

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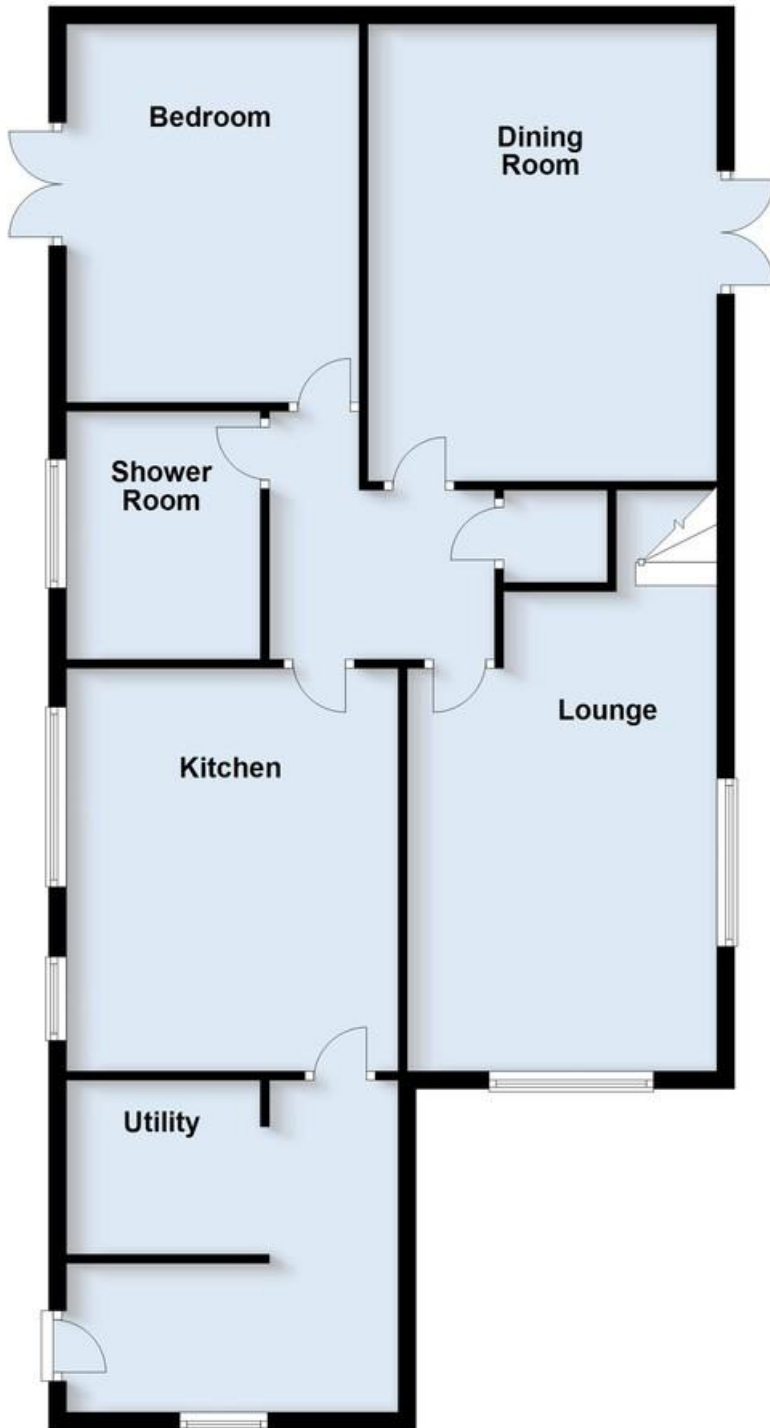
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VIEWING

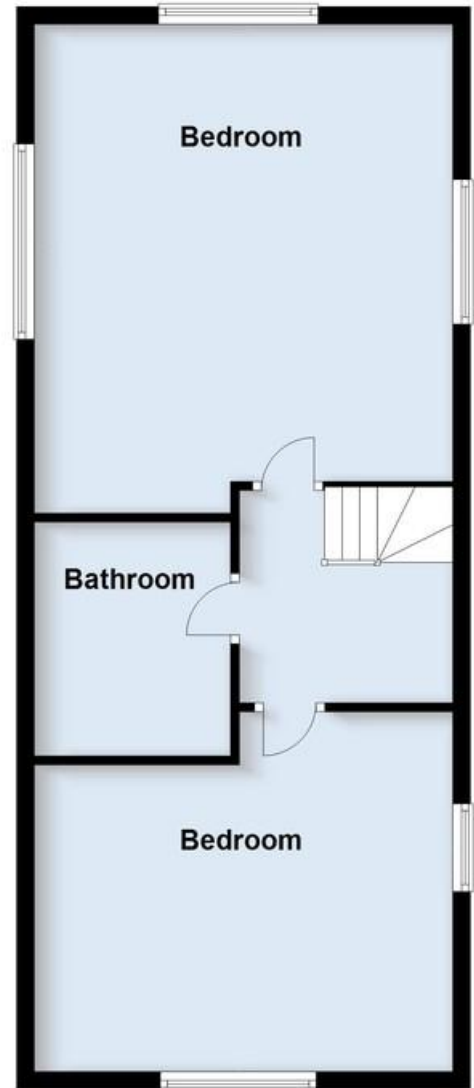
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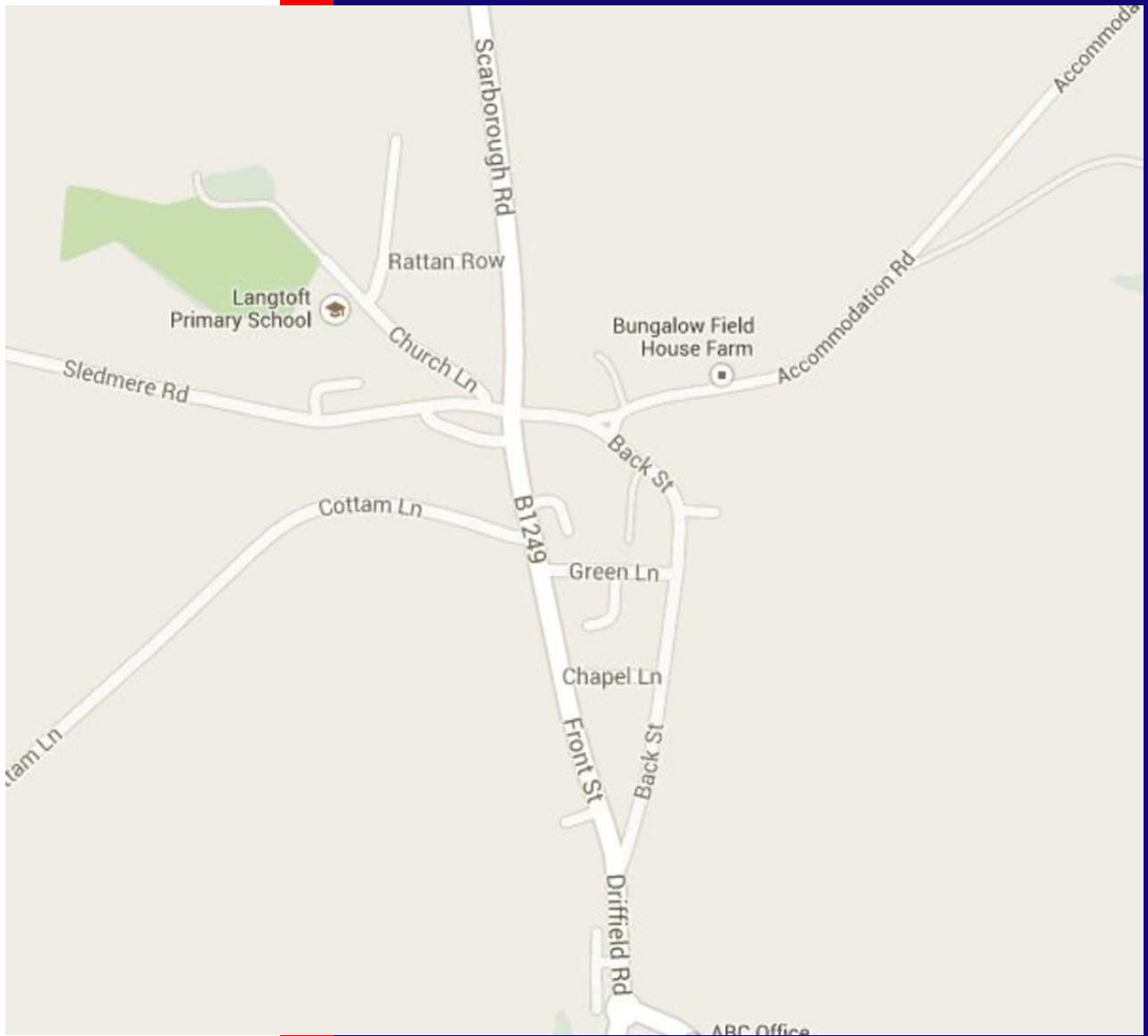
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Ground Floor



First Floor







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