



Bankside Kilham Road
Langtoft, Driffield, Yorkshire YO25 3TU
Offers over £270,000

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*** DETACHED FAMILY HOME ***
** VIRTUAL TOUR AVAILABLE **

An immaculately presented four bedroom home which is in wonderful condition throughout. Having been lovingly maintained over the years, this family home boasts a fine blend of spacious accommodation with high quality fixtures and fittings. Set within the heart of the popular village of Langtoft this property boasts a rural outlook yet within easy access to the neighbouring towns of Driffield, Beverley, Bridlington and Scarborough where amenities include a wide variety of shops, cafes, restaurants and schools.

The property briefly comprises; to the ground floor, entrance hall, open plan living diner, kitchen, utility room, downstairs cloakroom/we, conservatory and to the first floor, four double bedrooms, one with en-suite and family bathroom. Externally the property boasts a landscaped rear garden and to the front is a mainly laid to lawn garden with a large driveway leading into the half sized garage which is ideal for storage.

An early viewing is highly recommended to avoid disappointment.



Entrance Hall 3'2" x 4'5" (0.99 x 1.37m)
A composite door opening into a good sized entrance hall with radiator, double glazed window to front elevation and providing access into the Lounge.

Living Room 12'9" x 19'0" (3.91 x 5.81m)
A generously sized principle room comprising feature electric fire place with stone hearth and wooden mantelpiece, useful under stairs storage cupboard with lighting, telephone and television points, wood effect laminate flooring, double glazed window to front elevation and stairs rising to first floor.

Dining Room 10'0" x 8'9" (3.05 x 2.68m)
Open from the living room, a designated dining space with continued wood effect laminate flooring, radiator and upvc double doors leading into conservatory.

Kitchen 9'11" x 10'0" (3.03 x 3.05m)
Comprising a range of bespoke fitted wall and base units with contrasting roll top work surfaces and tiled splash backs, one and half bowl stainless steel sink with drainer and mixer tap over, integrated appliances include double oven, four ring hob with extractor hood over plus ample space and plumbing for free standing appliances, under unit lighting, upvc double glazed window to rear elevation, radiator and tiled flooring.

Cloakroom/WC 3'6" x 5'7" (1.09 x 1.72m)
Comprising low flush WC, pedestal wash hand basin, radiator and opaque double glazed window to rear elevation.

Utility 3'6" x 3'5" (1.08 x 1.06m)
Comprising wall and base units with laminate work surfaces, plumbing for free standing appliances and double glazed window to rear elevation.

Study 12'3" x 9'3" (3.74 x 2.84m)
A versatile room currently used as a study comprising telephone point, radiator, tiled flooring and double glazed window to side elevation.

Conservatory 8'9" x 11'5" (2.68 x 3.50m)
Open from dining area to allow the space to be used all year round and benefitting from open garden views, set on a brick base with upvc double glazed french doors to rear elevation, modern fitted wall lights and laminate flooring.

Landing 8'9" x 5'11" (2.69 x 1.81m)
A spacious landing with airing cupboard housing water tank, radiator, and providing access to all bedrooms and family bathroom.

Bedroom One 21'0" x 9'3" (6.41 x 2.84m)
A larger than average double room featuring dual aspect double glazed windows to front and side elevations, ample space for free standing furniture, telephone point, access into loft space, two radiators and access into en suite.

En-Suite 5'8" x 9'2" (1.74 x 2.81m)
A modern three piece bathroom suite with walk in shower enclosure, low flush WC, sink with mixer tap over inset in wall mounted vanity unit, half height tiling throughout, tile effect vinyl flooring, radiator and opaque double glazed window to rear elevation.

Bedroom Two 8'11" x 10'10" (2.73 x 3.32m)
Double bedroom comprising built in double storage cupboards with ample hanging space, radiator and double glazed window to front elevation.

Bedroom Three 11'8" x 11'4" (3.58 x 3.47m)
Another double bedroom with ample space for free standing furniture, radiator and double glazed window to rear elevation.

Bedroom Four 12'0" x 7'5" (3.67 x 2.27m)
A further generous double room with over stairs built in cupboard, radiator and dual aspect double glazed windows to front and side elevations.

Bathroom 5'8" x 7'10" (1.74 x 2.40m)
A three piece suite with panelled bath and shower over, low flush WC, pedestal wash hand basin, half height tiling to bath enclosure, radiator, tile effect vinyl flooring and opaque double glazed window to rear elevation.

External
Externally the property boasts a landscaped rear garden with an array of mature shrubs, trees, plants and small pond with water feature. With a designated patio area, this is an idyllic spot. Timber built shed, external water supply, gated access and timber fenced perimeters. To the front is a mainly laid to lawn garden

with mature shrubs and plants, a large driveway leading into the half sized garage which is ideal for storage.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

New Viewing Protocols

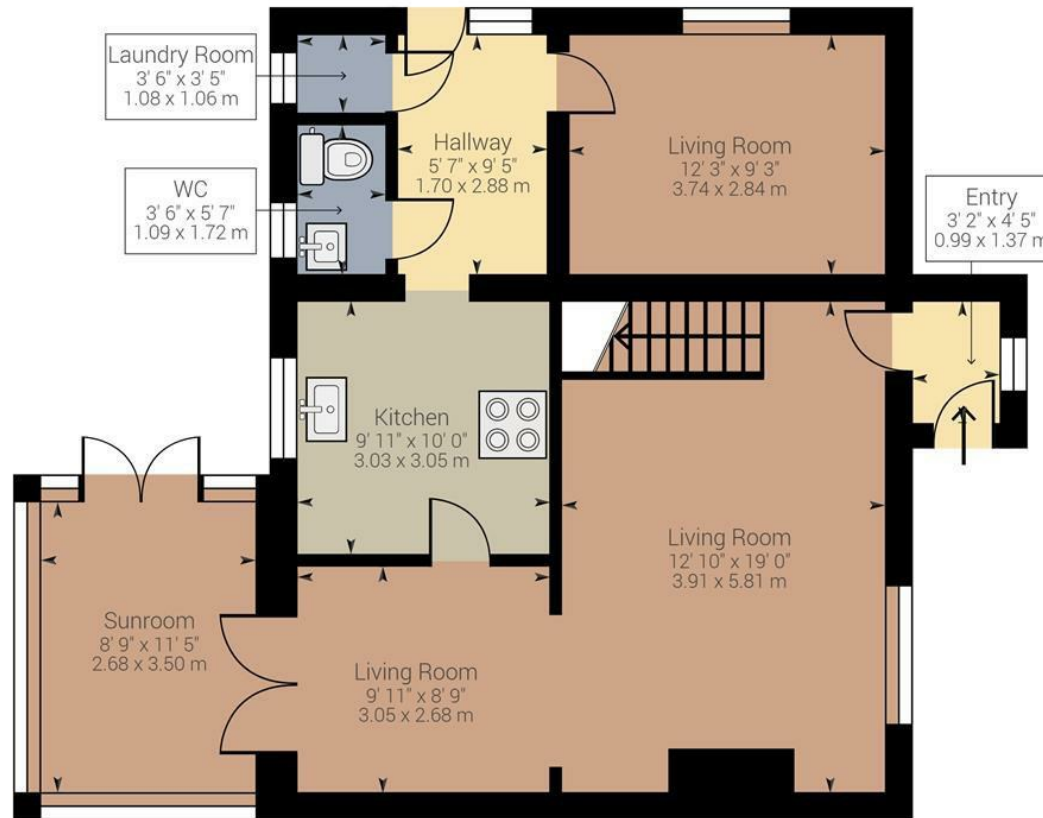
In light of Government guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Approximate net internal area: 794.34 ft² / 73.80 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
105-120 kWh/m ² /year (A)	71-77 kWh/m ² /year (D)	105-120 g/m ² /year (A)	71-77 g/m ² /year (D)
81-104 kWh/m ² /year (B)	55-70 kWh/m ² /year (E)	81-104 g/m ² /year (B)	55-70 g/m ² /year (E)
65-80 kWh/m ² /year (C)	41-54 kWh/m ² /year (F)	65-80 g/m ² /year (C)	41-54 g/m ² /year (F)
51-64 kWh/m ² /year (D)	29-40 kWh/m ² /year (G)	51-64 g/m ² /year (D)	29-40 g/m ² /year (G)
37-50 kWh/m ² /year (E)	21-28 kWh/m ² /year (H)	37-50 g/m ² /year (E)	21-28 g/m ² /year (H)
21-36 kWh/m ² /year (F)	13-20 kWh/m ² /year (I)	21-36 g/m ² /year (F)	13-20 g/m ² /year (I)
13-20 kWh/m ² /year (G)	10-12 kWh/m ² /year (J)	13-20 g/m ² /year (G)	10-12 g/m ² /year (J)

England & Wales | EU Directive 2002/91/EC
 England & Wales | EU Directive 2009/33/EC