

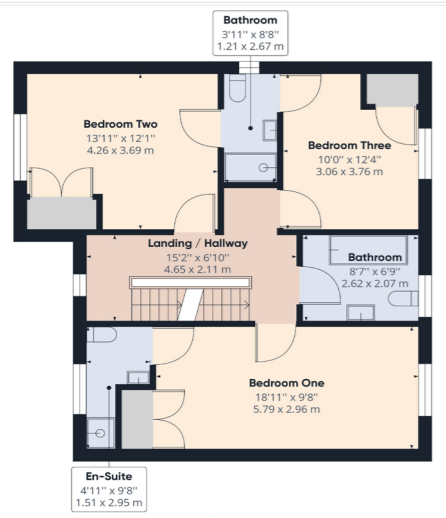
Dee Atkinson & Harrison

Approximate total area**
829.24 sq ft
77.04 sq m

Reduced headroom
12.04 sq ft
1.20 sq m

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide. This floor plan is for illustrative purposes only.

GRAPF7360



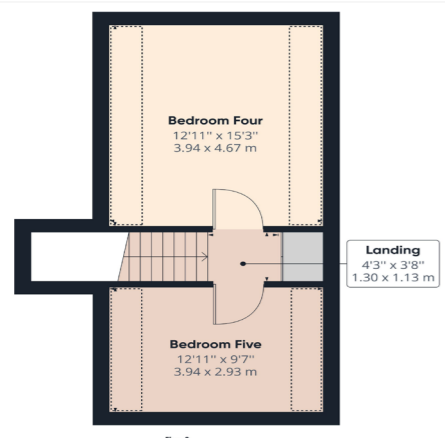
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Approximate total area**
236.85 sq ft
21.96 sq m

Reduced headroom
68.46 sq ft
6.36 sq m

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Approximate total area**
208.20 sq ft
19.31 sq m

Reduced headroom
84.16 sq ft
7.76 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



Offers Over
£340,000

Fieldfare House,
Langtoft, YO25 3SY

PARKING
Gated off street parking for two cars.

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 '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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Fieldfare House, Cattlebank Close, Langtoft, YO25 3SY

DESCRIPTION
 Fieldfare House is a impressive property offering over 1700 sq feet of accommodation. This family home has been lovingly maintained and kept to a high standard throughout by it's current owners and offers five double bedrooms, which is rare to find. Viewings are a must to appreciate how well designed the property is, as well as it's gorgeous countryside open views and stunningly large garden. The property briefly comprises:- entrance hall, cloakroom, cosy lounge, kitchen/diner, utility and integral garage to the ground floor. To the first floor there is master bedroom with en-suite, two double bedrooms with jack and jill shower room and family bathroom. The second floor comprises two additional double bedrooms. There is a garden to the rear and off street parking to the front of the property.

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 Scarborough, Bridlington, Beverley and Malton.

ENTRANCE HALL- 13'8 (4.17m) x 6'9 (2.06m)
 Spacious entrance hall with door to the front aspect, stairs leading to the first floor landing, exposed floorboards, radiator, telephone point and power points.

CLOAKROOM- 3'10 (1.17m) x 6'9 (2.06m)
 Low flush WC, sink with pedestal, tiled splash back, exposed floorboards, radiator and extractor fan.

LOUNGE- 16'10 (5.15m) x 12'8 (3.88m)
 Cosy and generous living area featuring double doors leading out to the rear garden, window to the side aspect, exposed brickwork fireplace with stone hearth and multifuel log burner, radiator, TV point and power points.

KITCHEN/DINING AREA- 24'2 (7.37m) x 9'6 (2.91m)
 Family style kitchen/diner with window to the front aspect, double doors to the rear leading out to the garden, a range of wall and base units, tiled splash back, sink with drainer unit, integrated dishwasher, integrated fridge, wine and plate racks, electric hob, electric oven, extractor hood, laminated flooring, radiator and power points.

UTILITY- 5'9 (1.77m) x 6'9 (2.07m)
 Door to the rear aspect, a range of wall and base units, tiled splash back, sink with drainer unit, plumbing for washing machine, space for dryer, laminated flooring, radiator, extractor fan and power points.

FIRST FLOOR LANDING- 15'2 (4.65m) x 6'10 (2.11m)
 Window to the front aspect, stairs leading to the second floor, exposed floorboards, radiator and power points.

BEDROOM ONE- 18'11 (5.79m) x 9'8 (2.96m)
 Beautifully presented master bedroom with window to the rear aspect, radiator, power points and built in wardrobe space with lighting.

EN-SUITE- 4'11 (1.51m) x 9'8 (2.95m)
 Opaque window to the front aspect, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 13'11 (4.26m) x 12'1 (3.69m)
 Window to the front aspect, door to a jack and jill style shower room, radiator, power points and built in wardrobe space with lighting.

BEDROOM THREE- 10'0 (3.06m) x 12'4 (3.76m)
 Window to the rear aspect overlooking the garden, door to a jack and jill style shower room, radiator, power points and built in wardrobe space with lighting.

JACK & JILL STYLE BATHROOM- 3'11 (1.21m) x 8'8 (2.67m)
 Opaque window to the side aspect, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal and splash back, fully tiled shower cubicle, tiled flooring, radiator and extractor fan.

FAMILY BATHROOM- 8'7 (2.62m) x 6'9 (2.07m)
 Opaque window to the rear aspect, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, free standing victorian style roll top bath with mixer taps and shower head, exposed floorboards, heated towel rail and extractor fan.

SECOND FLOOR LANDING
 Airing cupboard.

BEDROOM FOUR- 12'11 (3.94m) x 15'3 (4.67m)
 Velux window to the rear aspect, access to the eaves, radiator and power points.

BEDROOM FIVE/STUDY- 12'11 (3.94m) x 9'7 (2.93m)
 Velux window to the rear aspect, access to the eaves, radiator and power points.

INTEGRAL GARAGE- 17'11 (5.48m) x 12'0 (3.67m)
 Electrically operated up and over garage door, oil fired boiler, power and lighting.

GARDEN
 To the immediate rear of the property is a paved seating area with outside power points and side access to off street parking. There is steps leading to the rest of the good sized garden which is mainly laid to lawn, plant and shrub borders with mature trees and outside shed. Its east facing and offers stunning countryside and village views.

