



Woodside House, Sledmere Road
Langtoft, YO25 3TP

ASKING PRICE OF

£290,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen/Garden Room



4



2



2



Off Road
Parking



Oil Central Heating

Woodside House, Sledmere Road, Langtoft, YO25 3TP

Combining the convenience of modern features, with beautifully individualised styling, this home really is something a little bit different!

The property has been lovingly crafted by the sellers and **VIEWING IS AN ABSOLUTE MUST!**

There is a wealth of interior features on offer within the house including exposed brick walls, solid fuel stove, extensively fitted kitchen, dedicated dining room, separate utility room, master bedroom with en-suite plus three further bedrooms and bathroom.

The garden is also a sheer delight, being mainly elevated from the main house and offering privacy and seclusion.

In summary, you will be hard pressed to find a more immediately appealing property than this delightful home and an early inspection is thoroughly recommended!

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.



Lounge



Kitchen



Kitchen



Garden Room

Accommodation

ENTRANCE

Into:

HALL

With straight flight staircase leading off. Fitted laminate flooring, part-panelled walls and coved ceiling. Built-in storage cupboard.

LOUNGE

17' 5" x 13' 10" (5.33m x 4.24m)

A beautifully appointed front facing room with brickwork faced chimney breast/fireplace having a tiled hearth and solid fuel stove in situ. Fitted laminate flooring. Radiator.

Opening into:

BREAKFAST KITCHEN

17' 11" x 9' 6" (5.48m x 2.92m)

Extensively fitted with a modern range of kitchen units featuring base and wall mounted cupboards, wood block worktop and range of integrated appliances including washing machine, dishwasher, fridge and free-standing electric Range style oven. Extractor over. Laminate flooring. Radiator.

GARDEN ROOM

9' 6" x 8' 2" (2.90m x 2.49m)

With Velux windows and solid fuel stove in situ.

UTILITY ROOM

9' 2" x 9' 2" (2.81m x 2.81m)

[max measurements] Ceramic tiled floor.

Space and plumbing for automatic washing machine and exposed brick wall feature.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin.

FIRST FLOOR

BEDROOM 1

17' 5" x 9' 2" (5.33m x 2.81m)

Beautifully appointed front facing room with feature brick faced wall. Fitted laminate flooring. Radiator.

EN-SUITE

With walk-in shower, low level WC and wash hand basin.



Landing



Bedroom



En-Suite



Bedroom

BEDROOM 2

10' 11" x 10' 11" (3.35m x 3.34m)

Rear facing window. Laminate flooring. Radiator.

BEDROOM 3

12' 2" x 8' 10" (3.71m x 2.70m)

Front facing window. Laminate flooring. Radiator.

BEDROOM 4

7' 10" x 6' 4" (2.41m x 1.94m)

Front facing window. Radiator.

HOUSE BATHROOM

With feature bath room suite comprising free standing bath with claw feet, pedestal wash basin and low level WC. Fully tiled walls.

OUTSIDE

The property stands on a slightly elevated plot with drive/vehicle access providing off-street parking and this leads to a single integrated garage.

To the rear of the property is an enclosed area of garden featuring patio on the lower level with steps leading up to a higher level where there is further seating area.

All the garden enjoys seclusion and privacy!

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from 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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (to be confirmed).



Bedroom



Bedroom



Bathroom



Patio

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS

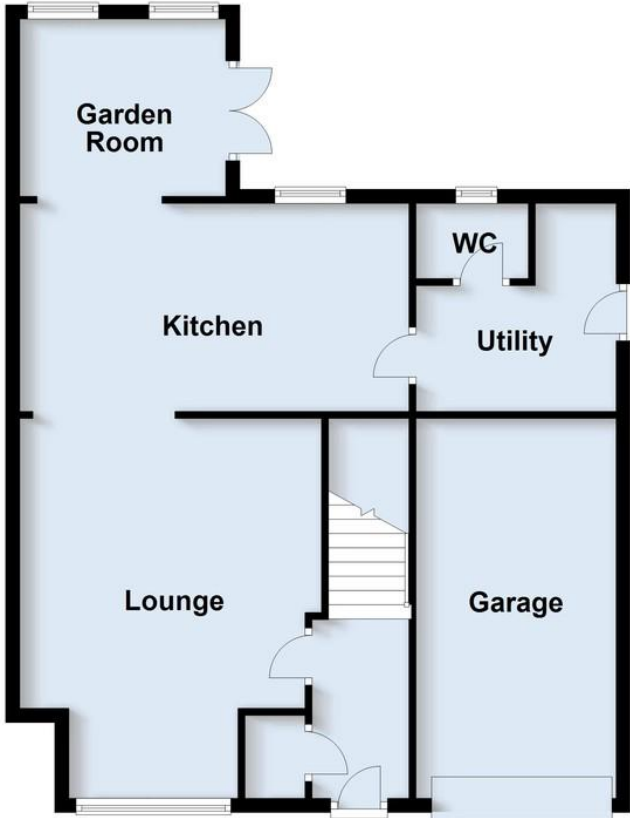


Garden

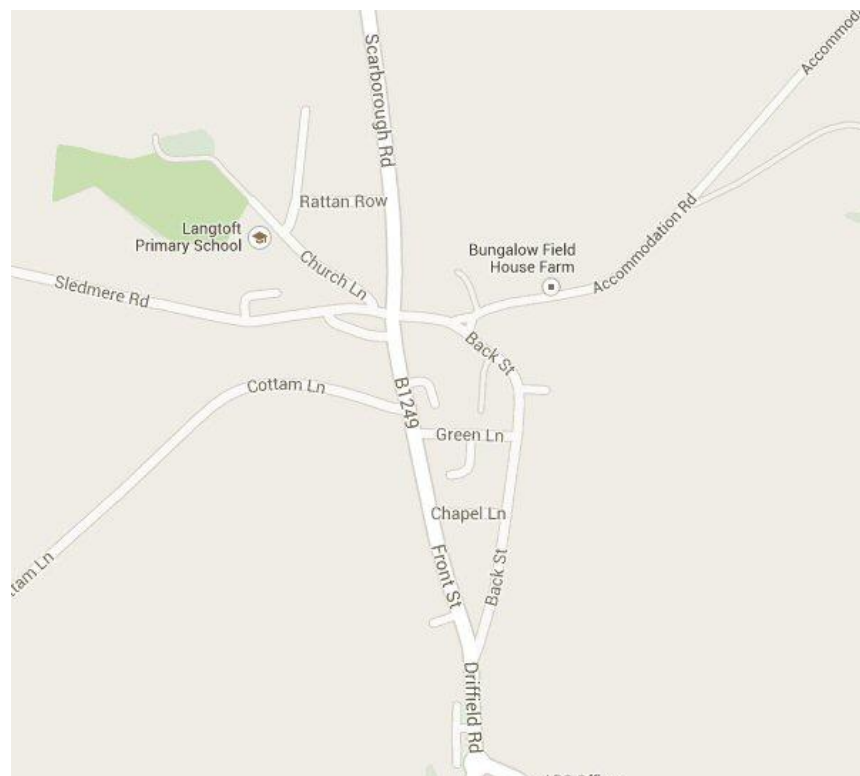
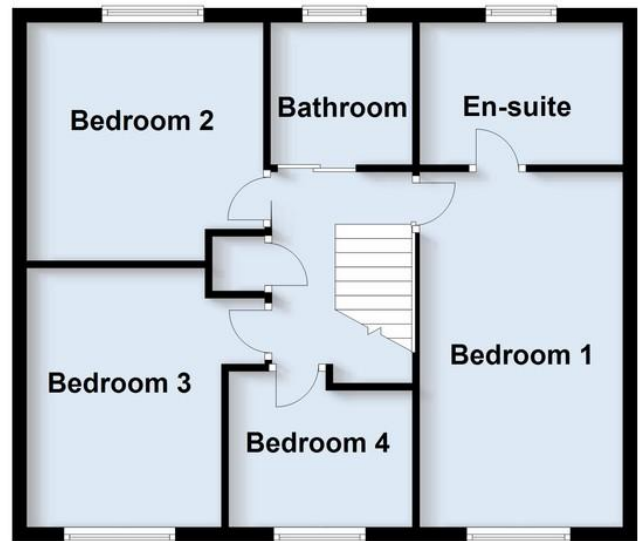


The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor



First Floor



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EST 1891



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