

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus)	A		
81-91)	B		
69-80)	C		75
55-68)	D		
39-54)	E		
21-38)	F	21	
1-20)	G		
Not energy efficient - higher running costs			



**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**SERVICES**  
Mains water, electricity and drainage are all connected. None of the services or installations have been tested.

**VIEWINGS**  
Strictly by appointment with the auctioneers on 0845 400 9900. An online video viewing is also available and interested parties are requested to watch this before making an appointment for a physical viewing.

**JOINT AGENTS**  
Dee Atkinson & Harrison, 56 Market Place, Driffield YO25 6AW. Tel: 01377 241919



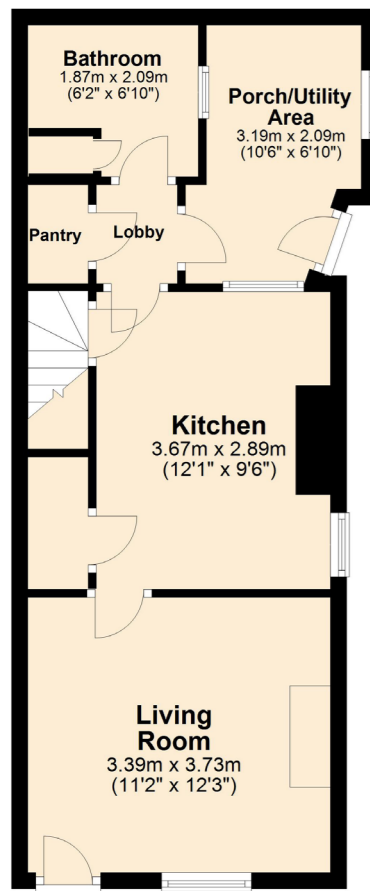
# For Sale by Auction

**\*Guide Price**  
**£80,000 - £90,000**

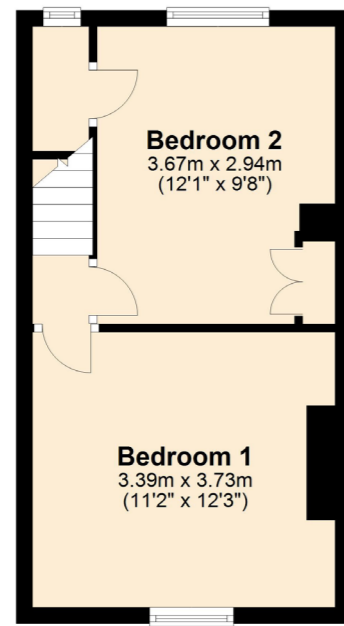
**Monument View,  
Back Street,  
Langtoft,**



**Ground Floor**  
Approx. 39.6 sq. metres (426.2 sq. feet)



**First Floor**  
Approx. 26.7 sq. metres (287.9 sq. feet)



Total area: approx. 66.3 sq. metres (714.1 sq. feet)



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee  
Atkinson  
& Harrison**

**AUCTION  
HOUSE**  
HULL &  
EAST YORKSHIRE



# Monument View, Back Street, Langtoft, YO25 3TD

## DESCRIPTION

Monument View is an ideal property for investors and property renovation enthusiasts looking for their next project. The property stands on a slightly elevated plot within the Village and now requires a programme of modernisation and improvement including; attention to damp issues, updating of wiring, installation/upgrading of heating, refitting of kitchen and bathroom and redecoration. The width of the plot also gives scope for further extension (subject to any necessary planning consent). The property does benefit from PVCu double glazing, a vehicular access and a useful brick and tile outbuilding.

## LOCATION

As the name suggests, the property enjoys an outlook towards the Village monument on Back Street away from the main road. Langtoft is an unspoilt Wolds Village located on the B1249 Driffield to Scarborough Road approximately 6 miles North of Driffield and 16 miles South of Scarborough.



## THE ACCOMMODATION COMPRISES:

**LIVING ROOM**  
With open fire, front entrance door and storage heater.

**KITCHEN**  
With sink unit, open fire, electric cooker point, storage heater, under stairs cupboard and enclosed staircase leading off.

**LOBBY**  
With door to a shelved pantry.

**BATHROOM**  
With encased enamel bath, pedestal wash hand basin and low level WC. Electric wall mounted heater and airing cupboard housing the hot water tank.

**PORCH/UTILITY AREA**  
With plumbing for an automatic washing machine.

**PANTRY**  
With fitted shelving.

## FIRST FLOOR

### LANDING

**BEDROOM ONE**  
With storage heater.

**BEDROOM TWO**  
With alcove cupboard and over stairs storage cupboard.

**OUTSIDE**  
To the front of the property is a raised area of garden and a private drive providing off street parking and giving access to the single garage. To the side stands a useful brick and tile domestic outbuilding 11'9" x 9'1" with power connected. Adjoining the outbuilding is a lean too greenhouse. The rear garden is slightly sloping and laid mainly to lawn.

**METHOD OF SALE**  
The property will be offered for sale by public auction on Wednesday 9th September at 6.30pm by online auction. For further legal information relating to this lot please log on to [www.auctionhouse.uk.net/](http://www.auctionhouse.uk.net/)

hullandeastyorkshire.

**CONDITIONS OF SALE**  
The property will be sold subject to conditions of sale, copies of which will be available for inspection at the auctioneer's offices, with the solicitors and on-line at [www.auctionhouse.uk.net/hullandeastyorkshire](http://www.auctionhouse.uk.net/hullandeastyorkshire) prior to the date of the auction.

**SOLICITORS**  
David Lundy  
Lundys Solicitors  
17 Exchange Street  
Driffield  
YO25 7LA  
01377 252831

**ADDITIONAL FEES**  
Additional Fees (Including VAT)  
Administration Charge: £750  
Buyer's premium £480  
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**DISBURSEMENTS**  
Please see the Legal Pack for any disbursements that may become payable by the purchaser on completion.

**\*GUIDES**  
\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.