



'Cobble Cottage'
Front Street
Langtoft, YO25 3TF

ASKING PRICE OF

£150,000

2 Bedroom Semi-Detached Cottage

■ **Ulllyotts** ■
EST 1891

01377 253456



Bathroom



Off Road
Parking



Oil Central Heating

Cobble Cottage, Front Street, Langtoft, YO25 3TF

A restored semi-detached house which offers a very attractive range of accommodation having a whole host of character features and the added attraction of off-street parking.

'Cobble Cottage' certainly offers something a little more than a normal run-of-the-mill home in this price range with features that include, flagged flooring, exposed wood doors, architraves and skirting, solid fuel stove in the living room and exposed brick feature to one of the bedrooms.

Externally, the property provides an enclosed area of courtyard style garden that is accessed both from the front street as well as the rear. To the rear of the property is a car parking area and 'Cobble Cottage' enjoys a dedicated car parking space.

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



Lounge



Kitchen



Landing

Accommodation

ENTRANCE HALL

With attractive and feature flecked flooring. Staircase leading up to the first floor with side bannister rail. Built in understairs cupboard. Radiator.

LOUNGE

14' 6" x 10' 11" (4.44m x 3.35m)

With feature solid fuel stove upon a stone hearth, three windows and beam feature to the ceiling.

KITCHEN

11' 1" x 8' 2" (3.38m x 2.49m)

Fitted along two walls with base cupboards featuring Shaker style doors in oak along with matching drawers. Double wall mounted cupboard to match. Electric oven plus electric hob with extractor over, sink and splash back tiling. Inset ceiling spotlights. Radiator.

FIRST FLOOR

BEDROOM 1

10' 0" x 8' 9" (3.05m x 2.67m)

With partial chalk feature wall and laminate flooring. Radiator.

BEDROOM 2

12' 7" x 8' 11" (3.84m x 2.74m)

With radiator.

BATHROOM AND WC

With white suite having chrome effect fittings comprising bath, low-level WC and wash hand basin. Chrome ladder style radiator and fitted laminate flooring. Tiled shower enclosure with plumbed in shower.

OUTSIDE

Part of the property sides onto the front street with a pedestrian path leading from here. There is also access from the rear both for pedestrians as well as vehicle access where there is allocated parking. There is an enclosed area of courtyard style garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 66 square metres.

CENTRAL HEATING

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



Bedroom



Bedroom

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

All mains services are available at the property.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating 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. 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.

VIEWING

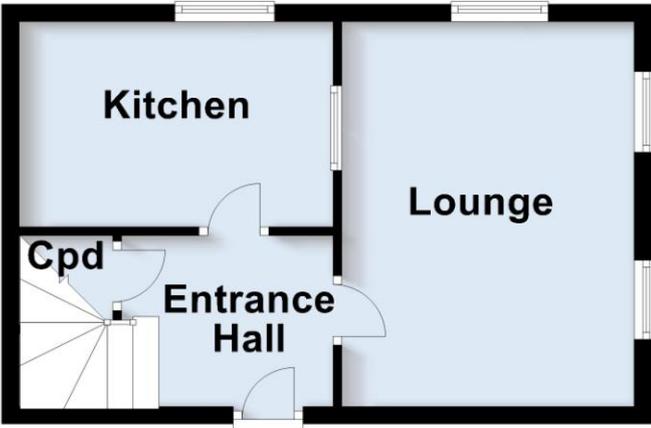
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 66 sq m

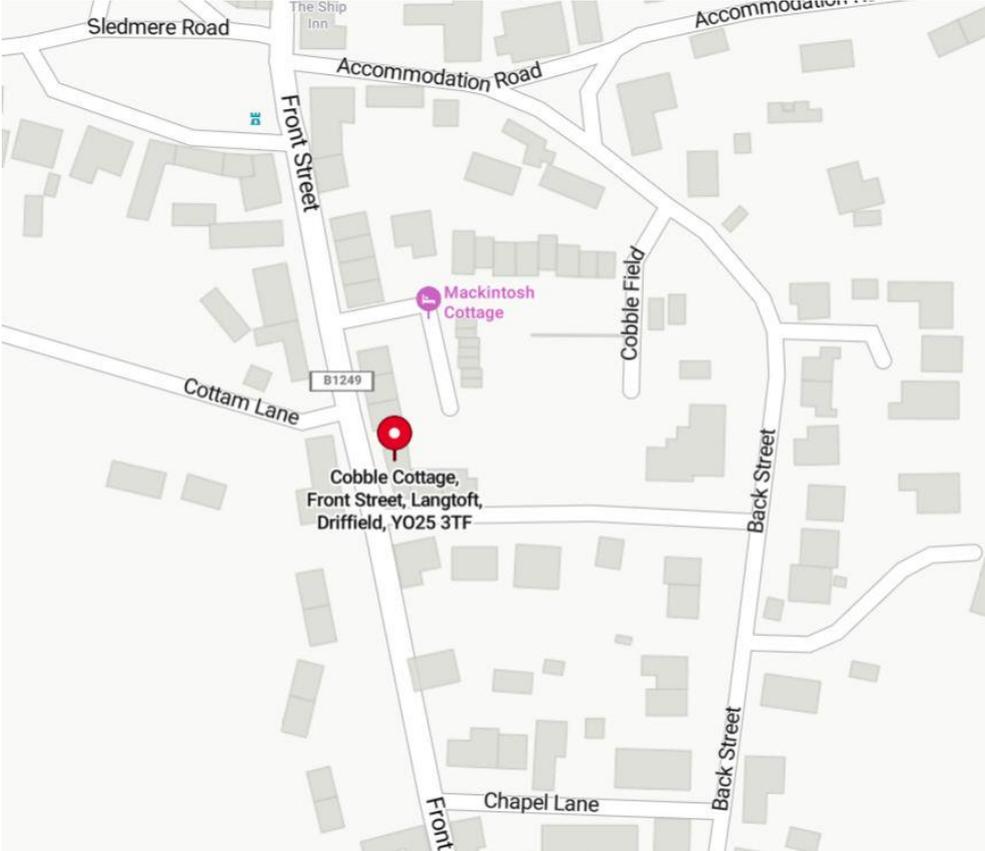
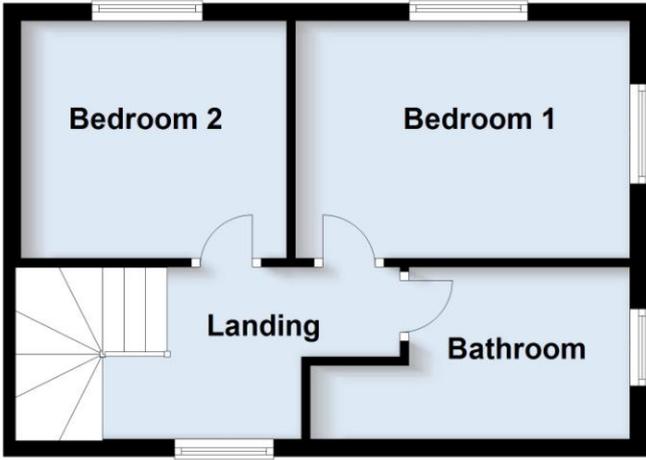
Ground Floor

Approx. 342.0 sq. feet



First Floor

Approx. 360.7 sq. feet



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations