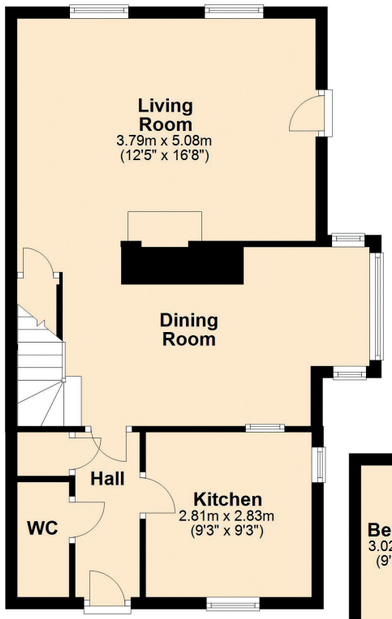
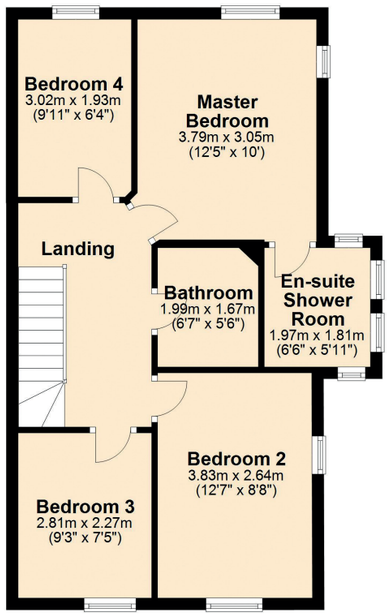
Ground Floor

Approx. 51.6 sq. metres (555.6 sq. feet)

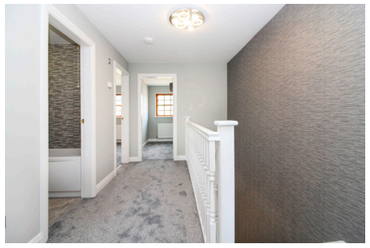


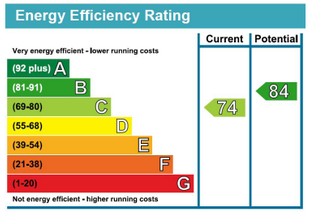
First Floor

Approx. 51.4 sq. metres (553.2 sq. feet)



Total area: approx. 103.0 sq. metres
(1108.8 sq. feet)





SERVICES
Mains water, electricity and drainage are all connected. All windows are double glazedand central heating is from an oil fired boiler.

TENURE
The property is held under freehold title with vacant possession on completion

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The council tax banding has not been assessed yet.

VIEWING
Strictly by appointment with the 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.

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.

Help to Buy
Backed by HM Government

£215,000

Elm House, 14 Cobble Field, Langtoft

Dee Atkinson & Harrison

Elm House, 14 Cobble Field, Langtoft YO25 3SZ

DESCRIPTION
Elm House is a superbly finished and most attractive show home that forms part of the exclusive new development of individually designed homes currently under construction by Olive Tree Developments. All properties are available with 'Help to Buy' funding. This first phase comprises of a contrasting terrace of seven homes ranging from two bedroom starter homes to larger properties like 'Elm House' which is an end of terrace four bedroom family home that is fully completed and ready for immediate occupation.

With oil central heating, double glazing, floor coverings, single garage and a parking space this is a 'must see' property and with the added incentive of the vendor paying stamp duty and the buyers legal fees for a 2019 completion, this is also a 'must buy' property!

LOCATION
This exciting new development is located in the popular Wolds Village of Langtoft which itself is approximately 6 miles from the market town of Driffield and within easy commuting distance of Bridlington, Scarborough, Beverley and Malton.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
With high gloss finish laminate flooring and built in storage cupboard.

CLOAKROOM
With modern contemporary style suite including dual flush low level WC, vanity wash hand basin with cupboard below, contemporary style radiator and extractor fan.

KITCHEN
This stunning luxuriosly appointed kitchen is superbly equipped and provides an extensive range of base, wall and drawer units with attractive work surfaces over. The vast array of integrated appliances include a fan assisted oven with four ring ceramic hob and extractor canopy over, integrated automatic washing machine, dishwasher, fridge and freezer. Tiled splash backs, featured LED kick space lighting and laminate flooring.

DINING ROOM
With high gloss finish laminate flooring, contemporary style radiator and under stairs storage cupboard with light.

LIVING ROOM
This light and airy living space has a warm and cosy atmosphere nhanced by the rustic brick fireplace with electric wood burner style fire that creates a focal point to the room. Also featuring high gloss finish laminate flooring, contemporary style radiator, full height multi pane windows overlooking the South facing garden, TV aerial and telephone points, side entrance door to the garden.

FIRST FLOOR

LANDING
With thermostat for the central heating.

BEDROOM ONE
With single radiator and TV aerial point.

EN-SUITE SHOWER ROOM
With three-piece suite including corner shower cubicle, vanity wash hand basin, dual flush low-level WC, ceramic tiled floor, fully tiled walls, inset ceiling spotlights, contemporary radiator and extractor fan.

BEDROOM TWO
With single radiator, access to the roof space and TV aerial point.

BEDROOM THREE
With single radiator and TV aerial point.

BEDROOM FOUR
With single radiator and TV aerial point.

BATHROOM
With three-piece suite including a panelled bath with independent shower and screen over, vanity wash hand basin with vanity cupboard over, low-level WC, ceramic tiled floor, fully tiled walls, contemporary radiator, inset ceiling spotlights and extractor fan

OUTSIDE
The front of the property is a generous forecourt garden with an area of lawn and paved path, surrounded by a picket fence. To the rear is a south facing wall garden with patio, lawn, enclosed oil storage tank and wheelie bin store as well as a rear personal door into the garage.

The property benefits from a parking space and a single garage that adjoins the garden.

HELP TO BUY
Help to Buy is the government-backed initiative aimed at helping home buyers across England purchase a new-build home with as little as 5% deposit. Call the agents for more information.

DEVELOPER INCENTIVES
In addition to the inclusion of all floor coverings and light fittings, the developers will pay the purchasers stamp duty (first home only) and their legal fees providing completion takes place before the end of 2019.