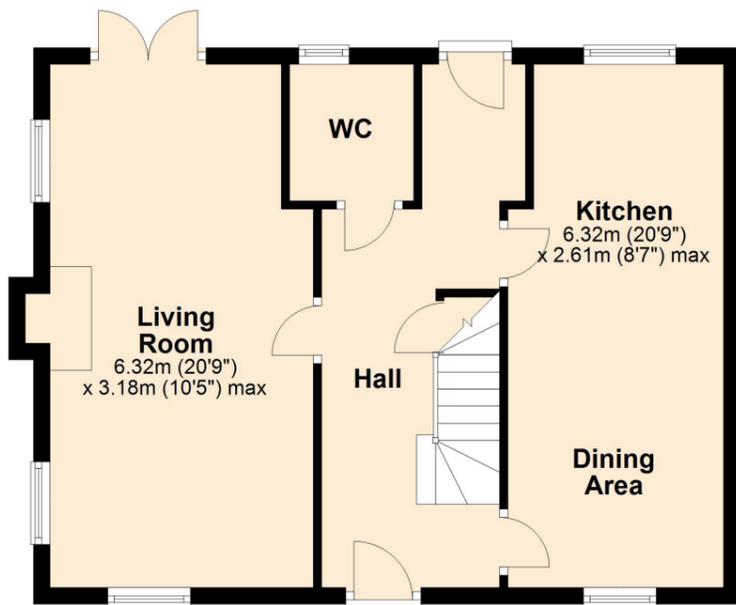


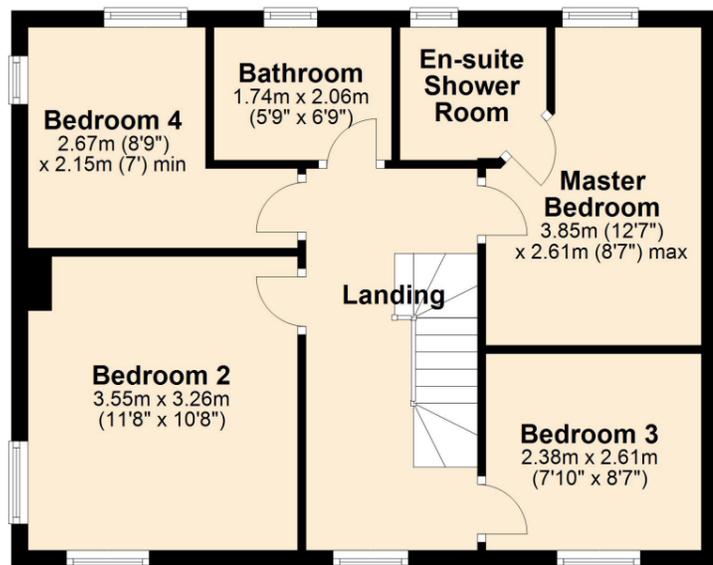
### Ground Floor

Approx. 51.5 sq. metres (553.9 sq. feet)

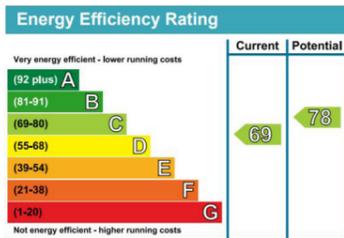


### First Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



Total area: approx. 103.0 sq. metres (1108.3 sq. feet)



#### SERVICES

Mains water, electricity and drainage are all connected. All windows are double glazed and 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.

£210,000

Oak House,  
2 Cobble Field,  
Langtoft



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

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Dee Atkinson & Harrison



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

With high quality laminate flooring, under stairs storage cupboard with light, contemporary style radiator, smoke detector and staircase with featured LED lights, leading off.

#### CLOAKROOM

With modern contemporary style suite including low level WC with concealed cistern, circular vanity wash hand basin with cupboard below, contemporary style radiator, ceramic tiled floor and extractor fan.

#### LIVING ROOM

This light and airy living space has a cosy atmosphere due to the cast iron multi fuel log burner that is set in a rustic brick fireplace and creates a focal point to the room. Also featuring laminate flooring, two contemporary style radiators, TV aerial and satellite aerial points, double French doors to the garden.

#### KITCHEN

This stunning dining 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 Logik fan assisted double 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, laminate flooring and concealed worktop lighting. The dining area is a generous size and features a contemporary style radiator.

### FIRST FLOOR

#### LANDING

With access to the roof space, smoke detector and inset ceiling spotlights.

#### BEDROOM ONE

With single radiator and TV aerial point.

#### EN-SUITE SHOWER ROOM

With three-piece contemporary style suite including corner shower cubicle, vanity wash hand basin, dual flush low-level WC, ceramic tiled floor, fully tiled walls,

vanity cupboard with mirrored door, inset ceiling spotlights, contemporary radiator and extractor fan.

#### BEDROOM TWO

With single radiator 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, low-level WC with concealed cistern, 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 two areas of lawn either side of a central 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.

The property also benefits from a parking space and a single garage that is located in a nearby terrace of garages.

#### 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.

# Oak House, 2 Cobble Field, Langtoft YO25 3SZ

## DESCRIPTION

A lavishly finished show home that form part of an exclusive new development of individually designed homes currently under construction by Olive Tree Developments and is 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 'Oak House' which is an attractive end of terrace family home that is fully completed and ready for immediate occupation. It is even available with the entire show home contents (subject to negotiation). With oil central heating, double glazing, floor coverings, single garage and a parking space this is a 'must see' property but with the added incentive of the vendor paying stamp duty and the buyers legal fees, this is a 'must buy' property as well!

## 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.

