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Matthew  
**Limb**  
MOVING HOME



*32 Back Street, Laxton, East Yorkshire, DN14 7TP*

- 📍 Immaculate Semi Detached
- 📍 Rural Village Location
- 📍 Open Views to The Rear
- 📍 D/Glazing & LPG Heating
- 📍 Open Plan Kitchen
- 📍 Open Plan Spacious Lounge
- 📍 Four Bedrooms
- 📍 EPC = D

*Offers Over £250,000*



## INTRODUCTION

This immaculately presented semi-detached house is situated within the rural village of Laxton. Occupying a lovely plot with open views to the rear, the property has the benefit of LPG central heating, double glazing and the accommodation comprises an entrance hallway open plan to the contemporary kitchen with built in appliances, a spacious lounge with patio doors to the rear garden, separate dining room and office/utility (formerly the garage). Upon the first floor are four double bedrooms and a modern bathroom.

The property is situated within a good sized plot with superb open views to the rear. The rear garden is set out for ease of maintenance with patio, gravel and planted beds. To the front of the property, wrought iron gates open to the driveway which provides good off street parking.

## LOCATION

Laxton is an unspoilt rural community situated approximately 5.5 miles west of Gilberdyke and 3 miles east of Howden where there are a range of amenities including shops, supermarkets, eateries, pubs and schooling. There is excellent access to junction 37 of the M62 motorway at Howden and thereby to Hull, Leeds and Doncaster or the Motorway Network. Saltmarshe train station is just a short walk away and is served by trains between Hull and Doncaster.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to the first floor and open plan through to the kitchen.



## KITCHEN

9'10" x 6'11" approx (3.00m x 2.11m approx)

With shaker style base and wall units and quartz worksurfaces, butler sink with mixer tap, integrated appliances including a double oven, induction hob, fridge and dishwasher. Tiled floor and window to front elevation.



## LOUNGE

14'11" x 12'11" approx (4.55m x 3.94m approx)  
With patio doors to the rear garden.



## DINING ROOM

10'11" x 8'7" approx (3.33m x 2.62m approx)  
With double doors opening out to the rear garden.





### STUDY/UTILITY

15'11" x 10'5" approx (4.85m x 3.18m approx)

Formerly the garage, this space has been converted for use as a study and utility with plumbing for automatic washing machine. External access door to front elevation.



### FIRST FLOOR

#### LANDING



### BEDROOM 1

10'11" x 9'2" approx (3.33m x 2.79m approx)

Window to rear elevation.



### BEDROOM 2

12'11" x 10'0" approx (3.94m x 3.05m approx)

Measurements into fitted wardrobes to one wall. Window to rear elevation.



### BEDROOM 3

10'11" x 8'8" approx (3.33m x 2.64m approx)

Window to front elevation.



### BEDROOM 4

9'6" x 9'1" approx (2.90m x 2.77m approx)

With airing cupboard housing the boiler. Window to front elevation.





## BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to side elevation.



## OUTSIDE

The property is situated within a good sized plot with superb open views to the rear. The rear garden is set out for ease of maintenance with patio, gravel and planted beds. To the front of the property, wrought iron gates open to the driveway which provides good off street parking.







REAR GARDEN



## FRONT GARDEN



## OPEN VIEWS



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.



## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

## STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

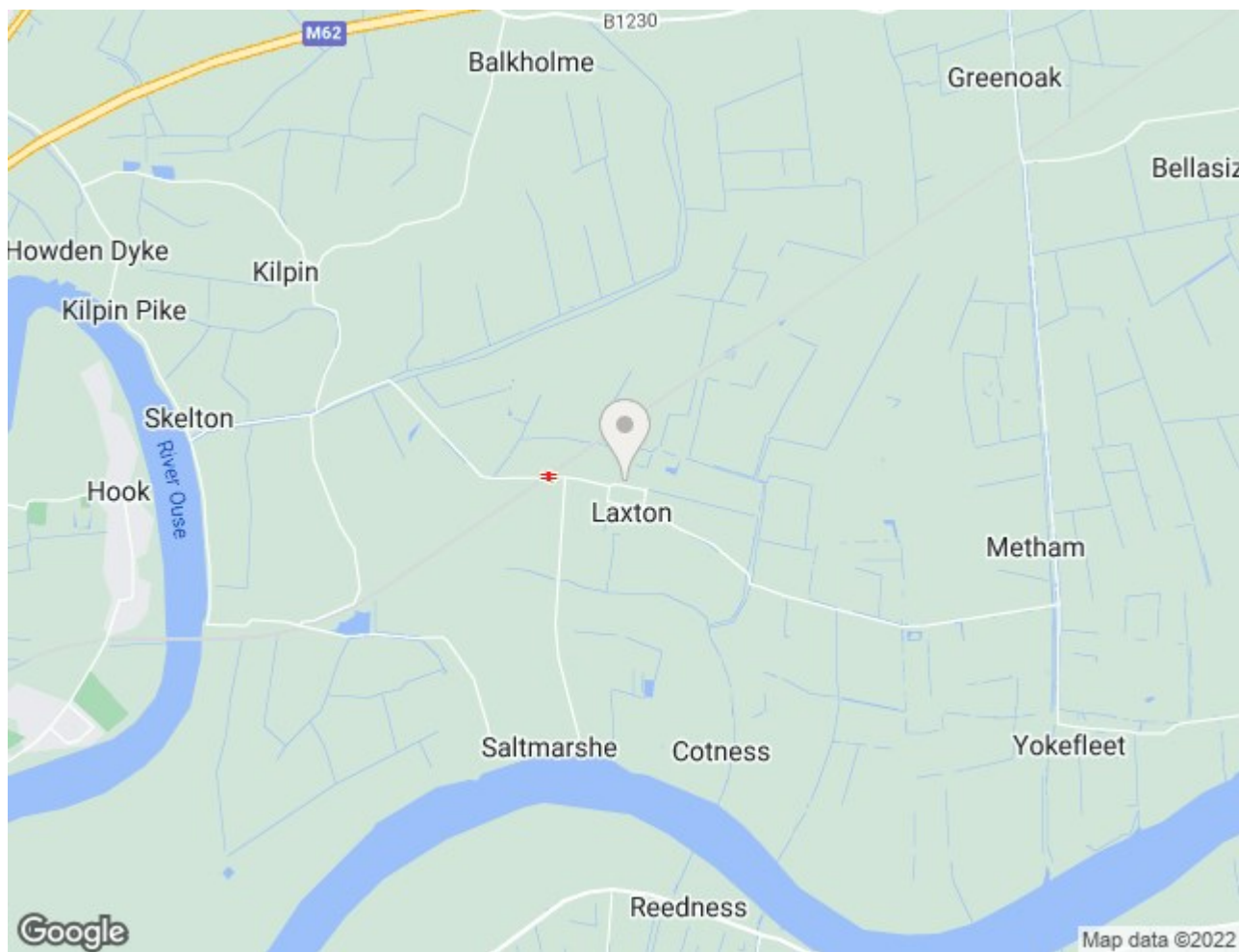
Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

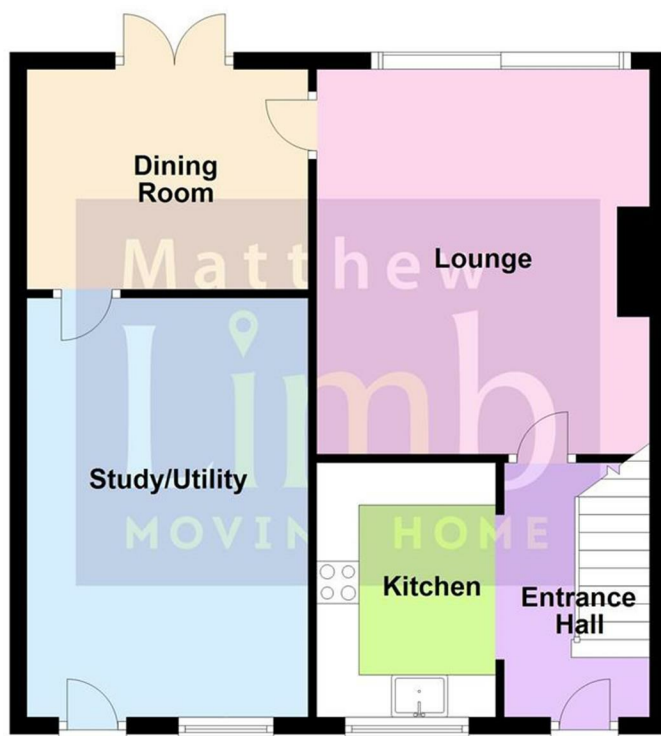
SELLERS NAME(S) .....





### Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)




### First Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	