



High Street West Cowick DN14 9DZ

£115,000

- Victorian Cottage
- Two Double Bedrooms
- Kitchen With Appliances
- Modern White Bath Suite
- Two Reception Rooms
- Parking & Courtyard
- No Onward Chain
- EPC Rating C

91 Pasture Road **T. 01405 780 666**
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East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
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PROPERTY SUMMARY

Housesetc West Cowick- Charming, extended Victorian cottage enjoys a pleasant rural village location with views over open fields. The property benefits from gas combi boiler, majority Upvc DG, block paved drive provides off street parking, rear courtyard garden with storage shed. The beautifully presented cottage briefly comprises to the ground floor: entrance porch, lounge, dining room, fitted kitchen with integrated appliances, bathroom with white suite plus electric shower and rear porch. To the first floor are two double bedrooms, master with excellent views over open fields. Available with no onward chain, viewing is highly recommended.

ENTRANCE

UPVC front entrance door with double glazed opaque stained glass insert leads into

ENTRANCE PORCH

Useful entrance porch with tiled roof, courtesy coach light, fitted with timber display shelving and wood grain effect UPVC double glazed leaded windows to either side, leads to secure entrance door with glazed opaque inset and leads into

LOBBY

With useful under stair storage cupboard, lobby opens into dining room.

LOUNGE 10' 8" x 13' 8" (3.25m x 4.17m)

With feature rustic brick fire place and raised tile hearth houses real flame coal effect gas fire, coving to ceiling, central heating radiator and wood grain effect UPVC double glazed leaded window provides stunning views over fields to the front, internal timber door with opaque and patterned inserts leads into

DINING ROOM 7' 8" x 11' 6" (2.34m x 3.51m)

With high quality fitted oak flooring, two panelled walls to dado rail height, central heating radiator, coving to ceiling, stairs rising to first floor accommodation, timber glazed window to rear. Dining room opens into

KITCHEN 13' 7" x 6' 1" (4.14m x 1.85m)

Fully fitted kitchen with a range of coloured walls and base units finished with gothic style door and drawer furniture, ceramic tiled food preparation surfaces with matching splash back, integrated electric oven and four ring induction hob with stainless steel splash back and filter hood above, space for automatic washing machine and for dryer, single bowl stainless steel sink with contemporary style mixer tap, wall mounted gas combination boiler, timber and glazed window to the side and timber door with glazed insert leads into rear entrance porch.

REAR ENTRANCE PORCH 8' 3" x 2' 8" (2.51m x 0.81m)

With tile flooring, fitted power points, timber glazed windows to the side and timber style door opens out to the rear.

BATHROOM 6' 9" x 5' 8" (2.06m x 1.73m)

Beautifully presented high quality house bathroom with fully ceramic tiled walls and inset dado rail with complementary tile flooring fitted with white suite, benefiting from antique effect fittings and comprising pedestal wash basin, low level flush WC and panel bath with fitted shower screen and electric shower, stainless steel ladder style radiator, electric extractor fan and UPVC double glazed opaque window to the side.

FIRST FLOOR ACCOMMODATION

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STAIRS AND LANDING

Sliding door with opaque glazed insert leads to staircase with fitted rope hand rail leads to landing with access to roof void and internal doors leading off.

BEDROOM ONE 10' 8" x 12' 6 max" (3.25m x 3.81m)

With impressive feature timber fire surround, housing ornamental cast iron fire with ceramic tiled back and hearth, coving to ceiling, central heating radiator, low level wood grain effect UPVC double glazed leaded fire escape window provides stunning view over fields.

BEDROOM TWO 7' 9" x 11' 1" (2.36m x 3.38m)

Second double bedroom with coving to ceiling, central heating radiator, useful integral shelved storage cupboard, fitted storage shelving, white UPVC double glazed window provides views to the rear.

EXTERNAL

FRONT

To the front of the property is a brick built perimeter wall with iron railings on top opening to useful and attractive block paved driveway providing off street parking, with brick built perimeter walls leading to front door.

REAR

To the rear is a fully enclosed, low maintenance garden, with secure storage unit/ workshop having the benefit of both power and light connected, and storage shelving, to the rear is a zero maintenance paved and pebbled walled garden with good quality timber perimeter fencing, incorporating concrete posts and perimeter wall to the rear.

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCE

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

Leaving Goole On Boothferry Road turn left onto Rawcliffe Road, follow this road till you reach the roundabout, take the

third exit onto Rawcliffe Road, At the next roundabout, take the second exit onto Rawcliffe Road towards Drax, A645. at the roundabout, take the first exit onto Rawcliffe Road. Follow this road all the way through Rawcliffe, until you reach the next mini roundabout, where you will take the second exit onto Snaith Road. Following this road you will take a left turning onto Lodge Lane, at the end of this road take a right onto High Street, follow the road through West Cowick, until reach your destination of Ivy Cottage on the right hand side and it can be identified by our Housesetc For sale Board.

Council Tax: A



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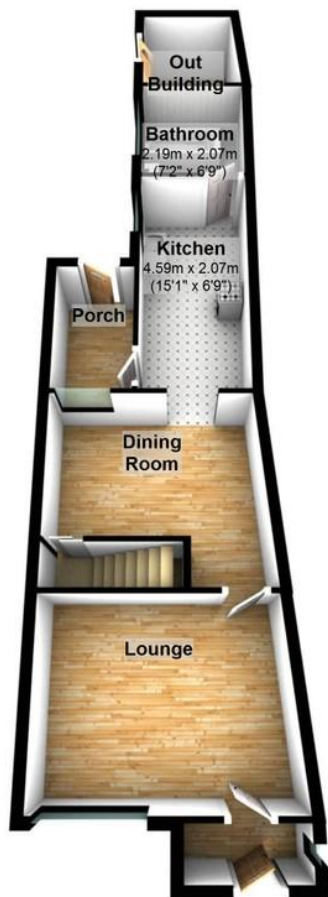
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Ground Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using PlanUp.

