



Main Road
Drax
YO8 8NN

£165,000

- Stunning Renovated Cottage
- High Quality Throughout
- Three Bedrooms
- Spacious Dining Kitchen
- Integrated Appliances
- High Quality Bathroom
- No Onward Chain
- EPC Rating C



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Drax- Stunning cottage overlooking village church available with no onward chain, fully renovated & extended to an extremely high standard, (completed in February 2015) this desirable property should be viewed to be fully appreciated. The renovation includes oil fired central heating, electrical system, sash style windows, oak flooring, wood burning stove, reclaimed tiled flooring, high quality internal doors and newly fitted carpets. The accommodation comprises to the groundfloor, lounge with wood burning stove and views over St Peter & St Paul's church, superb spacious ding kitchen with appliances and breakfast bar. To the first floor are two bedrooms and a luxurious bathroom with independent shower cubicle. To the second floor is a further

GROUND FLOOR ACCOMMODATION

ENTRANCE Attractive composite front entrance door finished in wood grain effect to the outside leads into

ENTRANCE LOBBY With engineered wood flooring, central heating radiator, recessed ceiling spotlights, hardwired smoke alarm and stairs rising to first floor accommodation. High quality oak door leads off into

LOUNGE 13' 9" x 13' 3 plus alcove" (4.19m x 4.04m) Impressive rustic brick fireplace with raised clay tiled hearth and solid timber mantle houses wood burning stove, excellent quality engineered wood flooring, coving to the ceiling, central heating radiator, recessed ceiling spotlights, Upvc double glazed sash style window provides excellent views over St. Peter and Paul's church. Illuminated alcove with power points ideal for computer workstation. Impressive timber doorway with glazed insert leads into

DINING KITCHEN 17' 5 max" x 15' 4 max" (5.31m x 4.67m) Impressive fully fitted modern kitchen with a good variety of wall, base and display units finished in cream with brushed chrome style door and drawer furniture, marble effect food preparation surfaces and coordinating ceramic splash back tiling, integrated electric oven with four ring electric hob and stainless steel chimney style extractor hood above, single bowl stainless steel sink with mixer tap, coving to the ceiling, recessed ceiling spotlights, hardwired smoke alarm, marble effect breakfast bar with reclaimed clay tiled flooring from

original building, two central heating radiators, plumbing for automatic washing machine, slime line dishwasher, Upvc double glazed sash style window to the rear and Upvc double glazed door with matching side panel opens out onto rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase with restored solid timber handrail leads to split level landing with recessed ceiling spotlights, hardwired smoke alarm, Upvc double glazed opaque sash style window to the side and good quality internal doors leading off.

BEDROOM TWO 12' 10" x 10' 1 max" (3.91m x 3.07m) With good quality oak effect laminate wood flooring, recessed ceiling spotlights, central heating radiator and Upvc double glazed sash style window with fitted window blinds overlooking the rear.

BEDROOM THREE 8' 10" x 10' 1 max" (2.69m x 3.07m) With feature rustic brick ornamental fire place, good quality oak effect laminate wood flooring, central heating radiator and Upvc double glazed sash style window with fitted window blinds providing excellent views over the church to the front.

HOUSE BATHROOM Luxurious refitted bathroom with excellent quality ceramic tiled walls to dado rail height, fitted with modern white suite comprising dual low level flush W.C.,

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wash hand basin, panelled bath with mixer tap and shower attachment, independent step in quadrant shower cubicle, stainless steel ladder style towel radiator and Upvc double glazed sash style opaque window to the rear.

LANDING Impressive oak door leads to staircase and second floor accommodation with central heating radiator and Upvc double glazed sash window overlooking the front. Timber handrail leads to

BEDROOM ONE 12' 13" x 15' 6 max" (3.99m x 4.72m)
Spacious master bedroom with charming sloping ceilings, recessed ceiling spotlights, hardwired smoke alarm, central heating radiator, multi access eaves storage space and Upvc double glazed sash style opaque window to the side and twin timber framed double glazed Velux roof windows with integral black out blinds to the rear.

EXTERNAL

FRONT To the front of the property brick built perimeter wall leads to low maintenance forecourt with raised border and paved walkway to front door with courtesy coach light.

REAR To the rear is a fully enclosed low maintenance pebbled garden with timber perimeter fencing (with the option of off street parking).

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 APPLIANCES 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 our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road and follow the road to the right. Pass through 3 roundabouts, remaining on A614 and at the next roundabout, take 2nd exit on to A645. At roundabout, take 4th exit and bear right on to Main Road where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

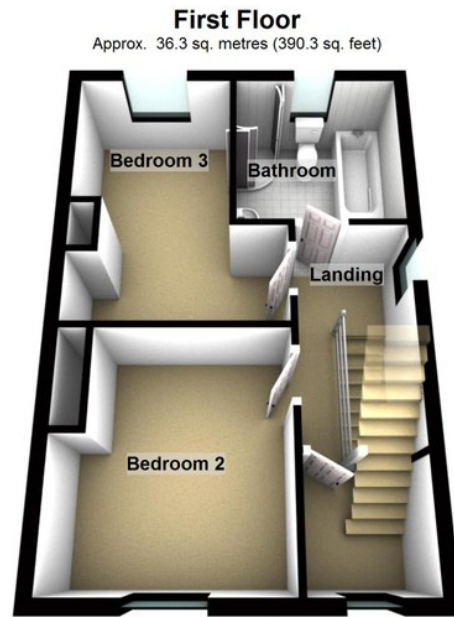
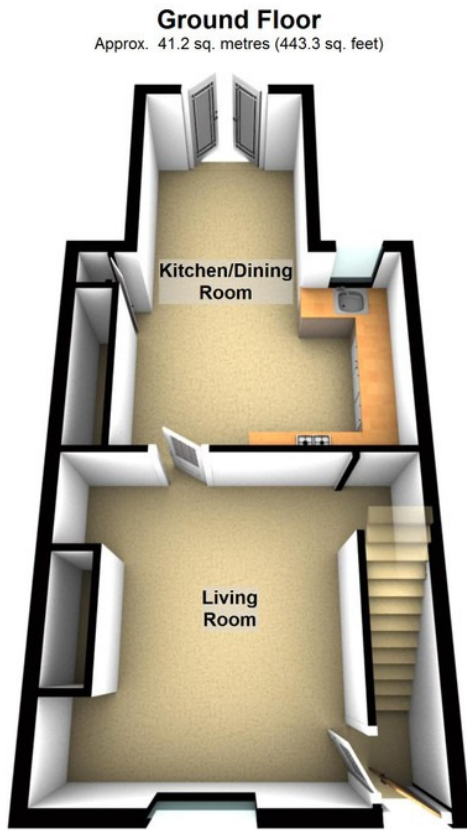
Council Tax: A





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Total area: approx. 96.0 sq. metres (1033.6 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 The Mobile Agent.

