



Main Road
Drax
YO8 8NT

£250,000

- Extended Det Cottage
- Approx 200 Years Old
- Flexible Accommodation
- 3 to 6 Bedrooms
- 2 Quality Bathrooms
- Private Rear Gardens
- Vacant Possession
- EPC Rating E



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Drax- Available with no onward chain, deceptively spacious & extended detached cottage, approximately 200 years old and providing flexible accommodation of 3 to 6 bedrooms. This charming property benefits from exposed beams, Upvc DG windows, multi vehicle parking & brick car port, oil combination boiler and private enclosed lawned rear gardens. The accommodation briefly comprises to the ground floor: entrance lobby, dining room /lounge with feature decorative range, office / bedroom 4, spacious room possible annex or dining kitchen, fitted kitchen, inner hallway, further spacious room to the rear was used as lounge with views over the enclosed rear garden and superb modern shower room. To the first floor are 3 bedrooms and tiled first floor bathroom.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with security spy hole leads into

ENTRANCE LOBBY With useful under stairs shelved storage cupboard and archway leading into lounge. Internal door leading into

OFFICE/BEDROOM FOUR 12' 11" x 9' 7" (3.94m x 2.92m)
With feature timber Adam style fire surround incorporating ceramic tiled back and raised hearth, central heating radiator, three fitted up lighters and Upvc double glazed Georgian style window to the front.

DINING ROOM/ LOUNGE 13' 0" x 12' 2 max" (3.96m x 3.71m) With fitted ornamental (not working) black cast iron fire range with oven, raised tiled hearth, charming exposed beams to the ceiling, central heating radiator, doors leading off including door to staircase and Upvc double glazed Georgian style window to the front.

POSSIBLE ANNEX / DINING KITCHEN 20' 0" x 9' 2 max" (6.1m x 2.79m) With potential for annex, dining kitchen or further bedroom, double central heating radiator, Upvc double glazed Georgian style window and timber door with security spy hole opening out into the rear.

KITCHEN 8' 3 max" x 17' 8" (2.51m x 5.38m) Fitted kitchen

with a good variety of coloured wall and base units with stainless steel style door and drawer furniture, single bowl stainless steel sink with mixer tap, plumbing for automatic washing machine plus plumbing for dishwasher, walk in shelved pantry, coving to the ceiling, ceiling mounted spotlights and Upvc double glazed Georgian style windows to both sides. Internal door leads into

REAR LOBBY With fitted laminate wood flooring, central heating radiator, cloak hanging, modern reinforced stable style side entrance door with double glazed insert, additional timber entrance door with security spy hole and internal doors leading off.

LOUNGE / FURTHER BEDROOM 22' 1" x 9' 10" (6.73m x 3m)
Ideal for use as lounge or further bedroom this superb spacious room benefits from charming exposed beams to the ceiling, twin wall mounted central heating radiator and double glazed patio doors opening into the rear enclosed garden.

SHOWER ROOM 8' 8" x 5' 10" (2.64m x 1.78m) Stunning ground floor shower room fitted with contemporary style white suite to include circular pedestal wash hand basin with modern mixer tap, dual low level flush W.C. and independent step in quadrant shower cubicle with mains fed shower. With ceramic tiled walls to dado rail height, laminate wood



flooring, ladder style towel radiator, ceiling mounted spotlights, charming beam to the ceiling and Upvc double glazed opaque Georgian style window to the front.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with stained timber handrail and original supporting beam leads to split level landing having central heating radiator, ceiling mounted spotlights and twin Upvc double glazed Georgian style windows overlooking the front. Internal doors leading off and three steps up to first floor bathroom.

BEDROOM ONE 13' 2" x 9' 7" (4.01m x 2.92m) Charming sloping ceiling with exposed beams, central heating radiator and Upvc double glazed Georgian style window to both front and rear.

BEDROOM TWO 13' 0" x 9' 8" (3.96m x 2.95m) With ceiling mounted spotlights, central heating radiator and Upvc double glazed Georgian style window to the front.

BEDROOM THREE 8' 9 max" x 9' 2 max" (2.67m x 2.79m) With central heating radiator and Upvc double glazed Georgian style window to the rear.

FIRST FLOOR BATHROOM 5' 3" x 6' 2" (1.6m x 1.88m) Charming bathroom benefits from modern fitted white suite comprising vanity wash hand basin with mixer tap set in double timber effect unit with stainless steel T-bar door furniture, concealed low level flush W.C. trimmed in timber effect with matching medicine cupboard and panelled bath with contemporary style mixer tap. Fully ceramic tiled walls, exposed beam, tile effect laminate wood flooring, stainless steel ladder style towel radiator, electric extractor fan and Upvc double glazed opaque Georgian style window to the front.

EXTERNAL

SIDE To the right hand side of the property is a shared access driveway with some concrete hard standing, outside security lights and side entrance door with storm porch. The driveway has further fitted courtesy coach lights and leads onto additional multi vehicle parking area and brick and block built car port with slate tiled roof.

REAR To the rear of the property is a fully enclosed garden with gravelled area and brick built unit with secure timber door housing oil fired central heating boiler with outside cold water supply and lighting. Step down from gravelled area onto laid to lawn area being fully enclosed with a

combination of good quality timber perimeter fencing and brick built perimeter wall with wrought iron pedestrian access gate leading onto car port and parking. Above reception room/potential bedroom five is a boarded out loft space accessed via ladder from the rear garden.

The property boasts vast and flexible living accommodation and is available with immediate vacant possession.

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. Pass through 3 roundabouts, remaining on A614. At roundabout, take 2nd exit on to A645 at roundabout, take 4th exit onto Main Road, Drax where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: C





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Ground Floor



First Floor



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.

