



16 Old Village Road, Little Weighton, Cottingham, HU20 3US
£169,950

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this 2 bedroom end town house forming part of a conversion of a former substantial detached house with open aspect to the rear. The property is located in a popular village with access to amenities and transport links.

The property benefits from electric heaters and PVCu double glazing. There is a modern kitchen plus contemporary 4 piece bathroom. Items of note include walk in bay window to the living dining room, wardrobes to bedroom 1 plus eaves storage to bedroom 2. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

to the ground floor is a living dining room, kitchen and rear lobby. There is a double bedroom plus a contemporary 4 piece shower room accessed from the first floor landing. The top floor hosts a further bedroom.

The property is located in a generous plot with patio leading to lawned area. There is a workshop to the rear garden*. There is driveway parking to the front leading to a single garage with power and light.

Tenure - Freehold
Council Tax - Band B

*The workshop to the rear garden does require works to the roof prior to any use. we have reflected this in the price of the property.

The property consists.

GROUND FLOOR

Living Dining Room 17'5"(max) x 10'8"(max) (5.32m(max) x 3.27m(max))

Having a feature walk in bay window plus entrance matting, carpets and blinds.

Kitchen 7'4" x 6'10" (2.25m x 2.09m)

Having a range of modern units with complimenting laminate worktops and tiling plus oven, hob and hood.

Rear Lobby

With fitted carpets.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 10'8" x 6'10" (3.26m x 2.10m)

With wardrobe, carpets and blind.

Shower Room 10'8"(max) x 6'10"(max) (3.26m(max) x 2.10m(max))

Having a walk in cubicle plus twin vanity basins, chrome ladder radiator, recessed spot lights and vinyl flooring.

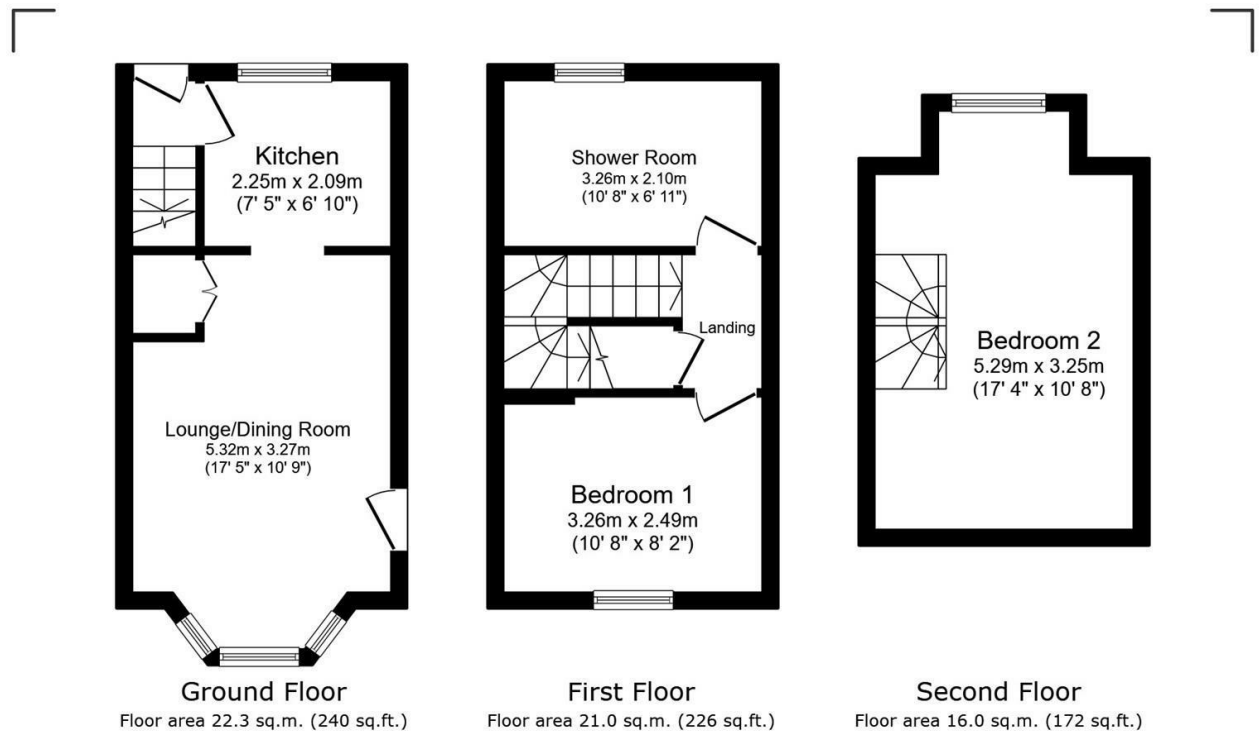
SECOND FLOOR

Bedroom 2 17'4"(max) x 10'7"(max) (5.29m(max) x 3.25m(max))

With eaves storage plus carpets and blinds.

EXTERNAL

The property is located in a generous plot with patio leading to lawned area. There is a workshop to the rear garden*. There is driveway parking to the front leading to a single garage with power and light.



Total floor area: 59.2 sq.m. (638 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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