



**Rose Cottage, Main Street,
West Stockwith, DN10 4HA**

- A rare opportunity to acquire this substantial double fronted 4/5 bedroom semi detached property in need of modernisation offering lots of potential. Sitting on large grounds with outbuildings, stables and ample parking for large vehicles etc. Briefly comprising entrance hallway, living room, sunroom, dining room, dining kitchen, rear lobby, utility room and separate WC and shower room. First floor landing, 5 bedrooms, one ensuite and family bathroom. The property is located in the heart of the village of West Stockwith. There are lawned gardens to the front and extensive gardens at the rear to include a garage and two stables. Upvc double glazing and GFCH and a log burner. Viewing is highly recommended to appreciate the potential this property has to offer! **NO CHAIN WITH VACANT POSSESSION!** Contact Agent to arrange a viewing! •
- 5-bedroom semi-detached house - Hall / Living room / Sunroom / Dining room - Dining kitchen / Rear lobby / Utility room - WC Shower room / Landing / 5 bedrooms - Ensuite and family bathroom - Lovely village location - Extensive garden at the rear •

Price Region: £349,950

Now Reduced:£315,000

ENTRANCE HALL Upvc double glazed entrance door. Staircase leading to first floor landing.

LIVING ROOM 24' 7" x 15' 11" (7.512m x 4.852m) Front facing bay window. Rear facing patio doors to sunroom. Floor to ceiling brick inglenook style fireplace with stone hearth with a solid fuel burner. Television points. Radiators.



SUNROOM 14' 2" x 10' 10" (4.335m x 3.309m) Brick base dual aspect windows. Tiled floor. Rear entrance door to garden.



DINING ROOM 13' 6" x 13' 4" (4.115m x 4.071m) Front facing bay window. Television point. Radiator.



REAR LOBBY Upvc entrance door leading to patio area. Tiled floor.

DINING KITCHEN 16' 7" x 10' 5" (5.078m x 3.177m) Rear facing window. Fitted base and wall units. Worktop incorporating stainless steel single drainer. Four ring gas hob with built-in oven and grill. Panty. Radiator.



UTILITY ROOM 16' 0" x 6' 6" (4.880m x 2.003m) Side facing window. Fitted floor to ceiling storage cupboard. Fitted base and wall units. Worktop incorporating stainless steel single drainer. Provision for washing machine.

WC WC and separate shower cubicle. Radiator

LANDING Front facing window and built-in cupboard

BEDROOM 1 13' 9" x 10' 10" (4.207m x 3.304m) Rear facing window. One wall with built-in wardrobes. Radiator.



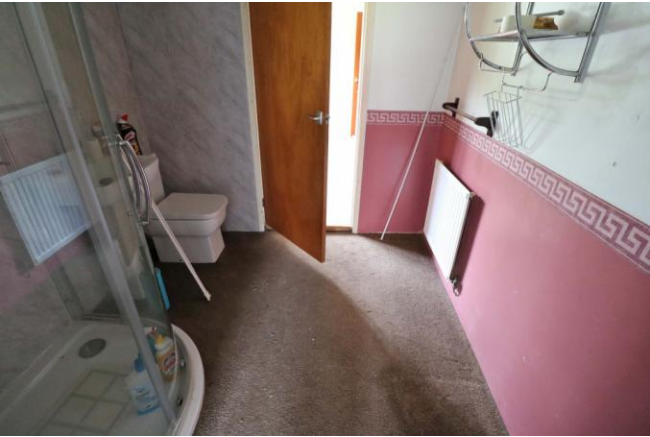
BEDROOM 2 15' 10" x 10' 10" (4.841m x 3.322m) Front facing window. Radiator.



BEDROOM 3 13' 7" x 10' 8" (4.154m x 3.271m) Front facing window. Radiator.

BEDROOM 4 10' 11" x 10' 1" (3.332m x 3.095m) Rear facing window. Radiator.

CENTRAL ENSUITE Pedestal hand wash basin and WC. Shower cubicle. Radiator.



DRESSING ROOM / BEDROOM 5 12' 10" x 7' 1" (3.930m x 2.165m) Side facing window. Radiator.

BATHROOM 9' 10" x 7' 2" (3.013m x 2.198m) Rear facing window. Pedestal hand wash basin and WC. Bath. Tiled walls. Radiator.



OUTSIDE To the front of the property there is a boundary wall enclosing a lawned garden, mature trees, flowers, shrubs and pathway leading.to front entrance door. To the side there is a driveway giving access to ample parking for several vehicles, caravan or horsebox. To the rear of the property there is a raised patio area that leads to a substantial garden, small paddock area which is all enclosed by mature trees. Within the grounds there is an integral brick garage/storage with double wooden gates, two brick stables and a sizeable workshop. The outside requires some attention but offers wonderful opportunities. Outside lighting and tap



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band:

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236