





FANTASTIC OPPORTUNITY TO PURCHASE A TWO BEDROOM SEMI-DETACHED COTTAGE IN THE SOUGHT AFTER VILLAGE LOCATION OF BRAITHWAITE. This lovely property is deceptively spacious and although in need of some modernisation, it offers all purchasers great potential. In brief it comprises of entrance porch, hallway, living room with feature log burner, kitchen/dining area, stairs to the first floor landing, two spacious bedrooms, bathroom with separate shower cubicle, front/side gardens, driveway providing off street parking and a garage. VIEWINGS ARE A MUST.

ENTRANCE PORCH

5' 5" x 3' 7" (1.66m x 1.11m) The property is accessed via the front facing double glazed door to the porch area with further open access to the entrance hallway.

HALLWAY

2' 11" x 3' 4" (0.89m x 1.02m) Stairs to the first floor landing, door to the living room and open access to the kitchen/diner.

LIVING ROOM

12' 10" x 11' 4" (3.92m x 3.47m) Cosy reception room with feature log burner, decorative brick surround, exposed beams to the ceiling, laminate flooring, front facing double glazed window and side facing double glazed French doors to the garden.

KITCHEN/DINER

17' 0" x 10' 4" (5.19m x 3.16m) Open plan kitchen/diner area with a range of fitted kitchen units at both eye and base level, work surfaces with matching splash backs incorporating a single bowl sink with drainer, space for a range style cooker, space for a fridge/freezer, plumbing for a washing machine, spotlights, log burner, beams to the ceiling



and two front facing double glazed windows.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

11' 0" x 3' 4" (3.36m x 1.02m) Providing access to both bedrooms and bathroom.

BEDROOM

13' 0" x 11' 11" (3.97m x 3.65m) Lovely double bedroom with open fireplace, storage cupboard above the stairs, radiator and a side facing double glazed window.

BEDROOM

11' 0" x 8' 4" (3.36m x 2.55m) Further spacious bedroom with front facing double glazed window and a radiator.

BATHROOM

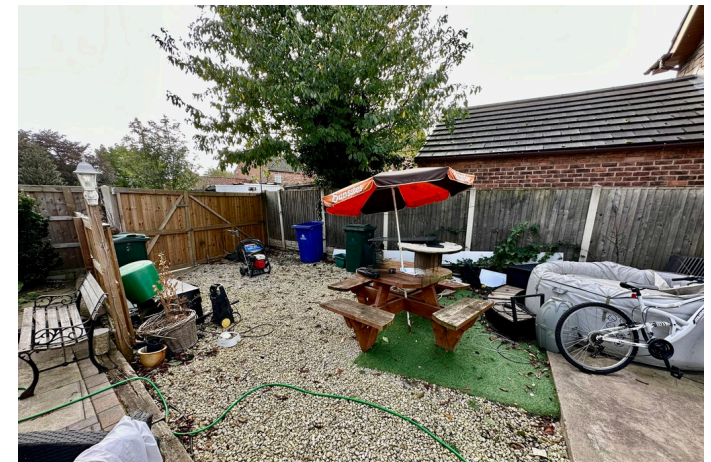
5' 4" x 10' 6" (1.64m x 3.21m) The bathroom benefits from a separate corner shower cubicle, bath with jacuzzi style jets, shower screen mounted above, corner taps and shower attachment, wash hand basin, low flush WC, front facing double glazed window, side facing double glazed window and a loft access point.

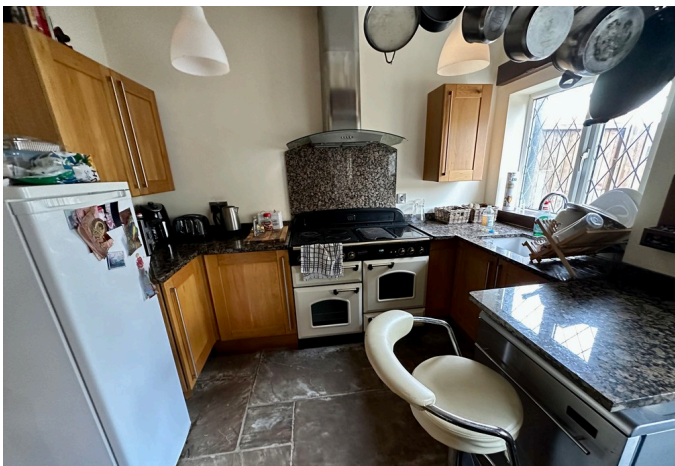
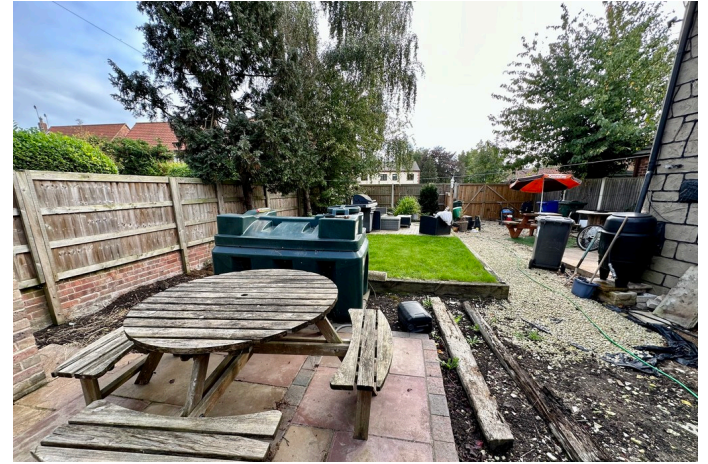
FRONT/SIDE GARDEN

With a wall/fence enclosure, the garden offers a paved patio, shed, raised lawn, further raised patio with pond, gravelled area to the side and side access gate to the driveway.

DRIVEWAY & GARAGE

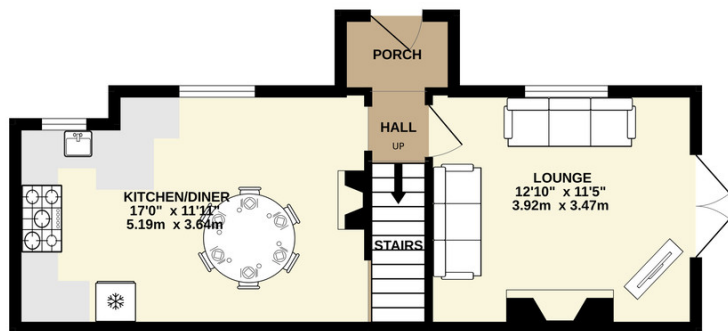
Open access to the driveway provides off street parking in front of the garage/workshop.



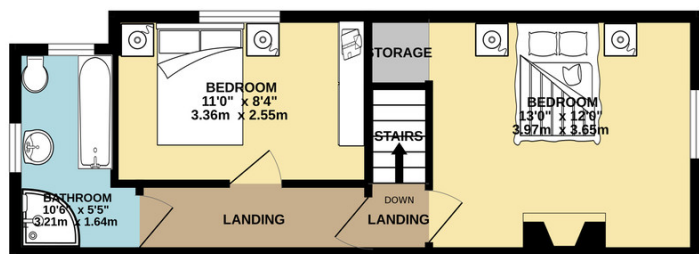




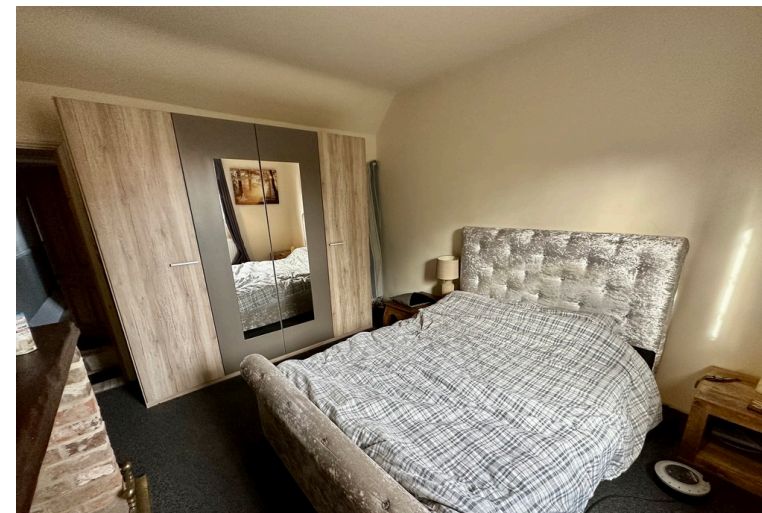
GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix G2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		