





LOCATION IS EVERYTHING WITH THIS CANAL BANK COTTAGE, TUCKED AWAY IN A VERY QUIET LOCATION THIS OFFERS PLENTY OF POTENTIAL. Panoramic views of the water can only be fully appreciated via an inspection of this Victorian home that offers spacious accommodation in need of renovation and modernisation. This property is positioned in a generous plot and boasts excellent potential for further development. On the edge of Stainforth the property in brief comprises of entrance, kitchen, downstairs bathroom, living room, sitting room, dining room, study/storage room, rear entrance area, cellar, inner hall, stairs to the first floor landing, landing, three bedrooms, first floor bathroom, attached single garage, extensive gardens and would ideally suit a boating enthusiast. POTENTIAL IS THE WORD.



ENTRANCE

Into the kitchen.

KITCHEN

8' 11" x 13' 4" (2.73m x 4.07m) A kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob, electric double oven, plumbing for a washing machine, plumbing for a dishwasher, integrated fridge/freezer, tiled walls, front facing single glazed window, front facing single glazed door, rear facing stable door to the rear entrance area and internal door to the dining room and ground floor bathroom.

GROUND FLOOR BATHROOM

9' 4" x 5' 2" (2.86m x 1.59m) Benefitting from a low flush WC, wash hand basin, bath with electric shower unit, tiled walls, radiator and side facing single glazed frosted window.

DINING ROOM

12' 9" x 12' 9" (3.91m x 3.89m) Spacious dining area with door to the cellar, front facing single glazed window, radiator storage cupboard holding the boiler unit that is currently not in use.

CELLAR

Separated into two storage rooms.

LOUNGE

12' 9" x 13' 4" (3.90m x 4.08m) Bright reception room with front facing single glazed double doors to the garden, side facing single glazed window, multi fuel burner and decorative surround.



SITTING ROOM

16' 0" x 6' 9" (4.88m x 2.06m) Versatile room with side facing single glazed window, open access to the lounge and a radiator.

STUDY/STORAGE ROOM

8' 3" x 6' 10" (2.53m x 2.09m) Side facing single glazed door to the rear entrance area, side facing single glazed window and a radiator.







REAR ENTRANCE LEAN TO

6' 9" x 10' 4" (2.07m x 3.17m) Rear facing single glazed door, rear facing single glazed window, side facing single glazed window and a door to the kitchen/study.

INNER HALL

2' 5" x 2' 6" (0.76m x 0.77m) With stairs leading to the first floor landing.

LANDING

2' 6" x 2' 7" (0.78m x 0.80m) Providing access to bedroom one and two.



BEDROOM

12' 10" x 13' 8" (3.92m x 4.18m) Large bedroom with front facing single glazed window, coving and a storage cupboard.

BEDROOM

12' 9" x 12' 9" (3.90m x 3.89m) Further spacious double bedroom with front facing single glazed window, radiator, coving and door to the third bedroom.

BEDROOM

10' 0" x 12' 7" (3.06m x 3.85m) This room is only accessed via bedroom two, with front/rear facing single glazed windows, loft access point, door to the en-suite bathroom and a storage cupboard holding the water tank.

ENSUITE BATHROOM

4' 7" x 12' 6" (1.41m x 3.83m) Benefitting from a low flush WC, bath, wash hand basin, coving, partially tiled walls, radiator and a side facing single glazed frosted window.



ATTACHED SINGLE GARAGE

With side facing wooden double doors.

GARDENS & DRIVEWAY

Surrounding gardens with hedge/fence enclosure, large double gates leads to the driveway providing off street parking, stone feature well in front of the cottage, mature trees and bushes.

NOTES

FREEHOLD PROPERTY

HEATING SYSTEM: SOLD FUEL HEATING

CURRENTLY UTILISED

NO GAS SUPPLY FOR HEATING

ANTHRACITE BOILER CURRENTLY NOT IN USE

ELECTRICS: NOT CHECKED

CESSPIT IN CURRENT USE

EPC RATING: F

COUNCIL TAX BAND: C

COUNCIL TAX CURRENT COST: £150

LOFT SPACE: NOT BOARDED



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	