Scriven & Co.
Est. 1937

Residential Sales

Spring Cottage, Hossil Lane, Holy Cross Green, DY9 0HG

Offers In The Region Of £600,000

- A PICTURESQUE DETACHED COTTAGE WITH DRIVEWAY FOR A NUMBER OF CARS
- CONVENIENTLY SITUATED FOR COUNTRYSIDE WALKS
- IMPRESSIVE LOUNGE/DINER WITH PLEASANT OUTLOOK
- TWO DOUBLE BEDROOMS WITH ENSUITES
- DOWNSTAIRS W.C AND UTILITY SPACE
- CELLAR
- NO UPWARD CHAIN

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A picturesque detached cottage with front garden and driveway for a number of cars.
The property is conveniently situated for countryside walks. No upward chain.

CANOPY PORCH ENTRANCE: (Front)
Tiled floor finish, multi panelled double glazed panelled front door onto:

ENTRANCE HALL (INNER/FRONT): 3.62m x 3.52m (maximum measurements including staircase)
Double glazed window, panel radiator, tiled floor finish. Door opening off with steps down to:

CELLAR:
Panel radiator, double glazed window.

LOUNGE/DINING ROOM (FRONT/REAR/SIDE): 6.57m x 3.52m
Panel radiator, double glazed windows to front, open fire, recessed spotlights to ceiling.

KITCHEN (FRONT/REAR): 3.52m x 2.45m
Tiled floor finish, double glazed windows to front and rear. The kitchen is fitted with base units with cupboards and drawers, complementary worktops, integrated appliances to include dishwasher and fridge. Cooker with four ring gas hob, cooker hood above, stainless steel splashback, bowl and a half single drainer stainless steel sink with mixer tap, wall mounted storage cupboards at high level, panel radiator. Opening onto:

UTILITY (SIDE): 1.44m x 2.47m
Double glazed windows to front and side, panel radiator, worktop, plumbing for washing machine, space for freezer, display cabinet with drawers, recessed spotlights to ceiling. Door onto:

DOWNSTAIRS W.C:
Tiled floor finish, double glazed window, panel radiator, wash hand basin with mixer tap and splashback, W.C with push button flush, wall mounted gas boiler.

Staircase from ground floor entrance hall leading to:

LANDING AREA
Stairs off to left and right.

BEDROOM 1 (FRONT): 2.20m x 2.40m plus 3.53m narrowing to 2.67m plus recess
Recessed spotlights to ceiling, double glazed windows, access to roof space, two panel radiators. Door opening onto:

EN-SUITE SHOWER ROOM (REAR): 2.40m x 1.18m
Double glazed window, heated towel rail, pedestal wash basin, mixer tap, WC with low level flush, extractor, corner shower cubicle.

BEDROOM 2 (FRONT): 3.53m max. (2.59m min.) x 3.49m
Double glazed window, panel radiator, access to roof space, recessed spotlights to ceiling. Door opening onto:

BATHROOM: 2.75m x 1.72m
Double glazed window, heated towel rail, pedestal wash hand basin with mixer tap, WC with push button flush, panelled bath, shower attachment to bath, extractor, recessed spotlights to ceiling, storage into eaves with hanging rail.

Outside:

FRONT GARDEN
The property benefits from delightful front garden overlooking Holy Cross playground and pond.

DRIVEWAY

COUNCIL TAX BAND D

TENURE
We are verbally advised that the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

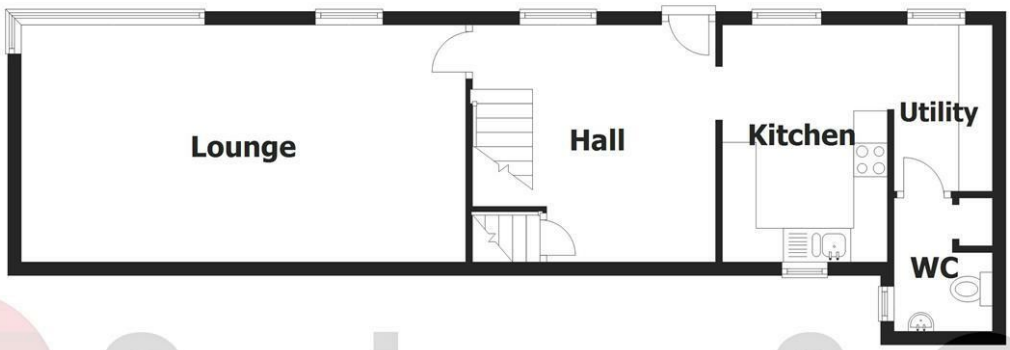
FIXTURES AND FITTINGS
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –
In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.
Extra services -
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.
Scriven & Co offers the following services and has the following referral arrangements in place:
Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating

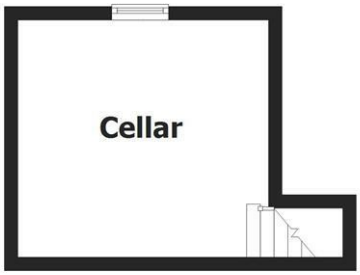
on average to a figure in the order of £200 per referral.
Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.
The agent routinely refers sellers (and buyers) to Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

Important notices
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

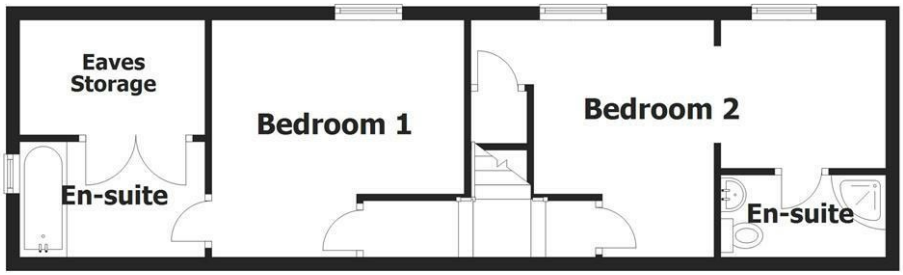
Ground Floor



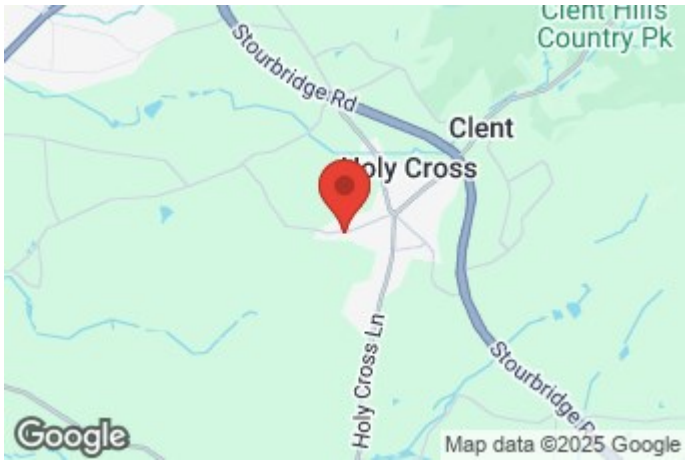
Cellar



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimesions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Scriven & Co.
Est. 1937

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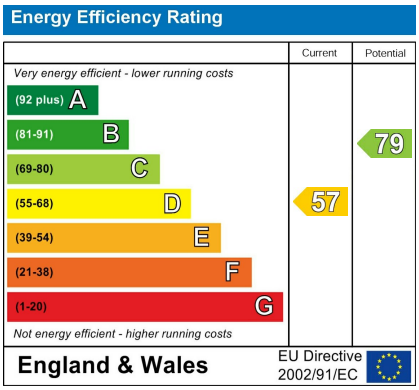

Property Reference: 18626929