





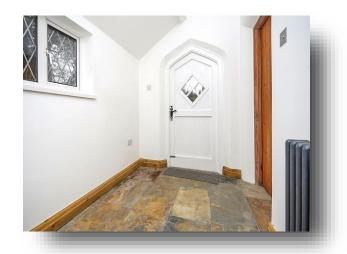


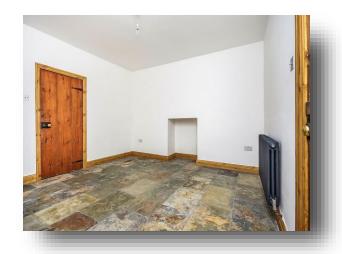


Welcome to

Church Cottages Church Lane, Kirk Ella

Fabulous cottage in highly sought after Kirk Ella with - Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Family Bathroom, Garden & External Studio/Study and Utility Area - Call now to view this rarely available cottage!













Lounge

13' x 12' 1" (3.96m x 3.68m)

With double glazed window to the side, feature radiator and stone flooring.

Dining Room

9' 7" x 6' (2.92m x 1.83m)

With double glazed window to the rear, feature radiator, stone flooring and single glazed door leading to the Garden.

Kitchen

9' x 10' 3" plus stairs (2.74m x 3.12m plus stairs) Fitted kitchen with a range of wall and base units, sink and drainer unit, work surfaces, electric oven and gas hob, feature radiator, understairs cupboard, stone flooring, double glazed window to the side, double glazed entrance door and stairs to the First Floor.

First Floor

Landing

With double glazed window to the rear.

Bedroom 1

12' 1" x 8' 5" (3.68m x 2.57m)

With double glazed window to the rear and feature radiator.

Bedroom 2

9' x 10' 3" (2.74m x 3.12m)

With double glazed window to the side, feature radiator and loft access

Bathroom

Bathroom with free standing clawfoot bath with shower over, low level wc, wash hand basin, extractor fan, feature radiator and double glazed window to the rear.

Outside

Garden

With lawned area, established shrubs and flower borders, mature trees, timber fencing and wall, hedging to boundaries, studio/study and utility area outbuilding.

Studio/ Study

10' 2" x 7' 6" (3.10m x 2.29m)

With single glazed windows to the front and side and side access door.

Utility Area

9' x 4' 6" (2.74m x 1.37m)

With plumbing for an automatic washing machine and housing gas boiler.





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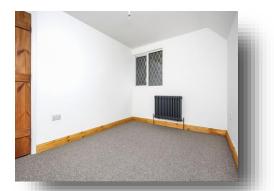
Church Cottages Church Lane, Kirk Ella

- Gorgeous Cottage Oozing Charm & Character
- Modernised & Improved To A High Standard
- Delightful Gardens Adjoining The Church
- Located In One Of The East Ridings Most Exclusive Villages

Tenure: Freehold EPC Rating: D

offers over

£224,000







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Property Ref: WBY107617 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property





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