

Plants Yard, Worksop S80 1HY



welcome to

Plants Yard, Worksop

Offered for sale is this TWO double bedroom END-TERRACED cottage which has an abundance of character features throughout and benefits from being in a prime location close to an array of essential amenities. Early viewings are highly recommended.













Plants Yard, Worksop Lounge

10' 10" x 13' 5" to side of chimney breast ($3.30m\ x\ 4.09m$ to side of chimney breast)

Entrance to this lovely cottage via the front facing entrance door leading in to the lounge with coving and a exposed wooden beam to the ceiling, fireplace, laminate flooring and a central heating radiator.

Kitchen

7' 11" x 7' 11" (2.41m x 2.41m)

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated oven, electric hob with extractor hood, central heating radiator, access to pantry area and access to stairs leading to the first floor.

Pantry

Access to the cellar which is accessible through the trap door in the pantry.

First floor Landing

stairs leading to the second floor

Bedroom One

10' 11" to side of chimney breast x 13' 4" (3.33m to side of chimney breast x 4.06m) Double bedroom with an ornamental fireplace, central heating radiator and a front facing single glazed window.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, WC, wash hand basin, boiler fitted to the wall, part tiled walls, central heating radiator and a rear facing single glazed window.

Seond Floor Landing Bedroom Two

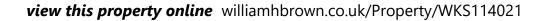
9' 9" up to chimney breast x 17' 6" (2.97m up to chimney breast x 5.33m) Double bedroom with a rear facing double glazed vellux style window and central heating radiator.

Exterior



To the front of the property we have steps leading up to the entrance. We also have access to a volted cellar to the right of the house which runs under three of the cottages.

To the rear a low maintenance garden with paved patio area, brick wall and fence surround with gated access to the side.





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Plants Yard, Worksop

- COUNCIL TAX BAND: A
- TWO DOUBLE BEDROOMS
- CHARACTER END TERRACED COTTAGE
- REAR ENCLOSED YARD
- CENTRAL LOCATION CLOSE TO AN ARRAY OF
 AMENITIES

Tenure: Freehold EPC Rating: E

offers in the region of

£150,000



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postcode not the actual property

The Property Ombudsman

Property Ref: WKS114021 - 0003 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.

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