



Townend
Clegg & co

CHARTERED SURVEYORS SINCE 1895

DORMER COTTAGE, MAIN STREET, WHITGIFT, DN14 8HL
ASKING PRICE OF £385,000





SITUATION

From Goole take the A161 to Swinefleet. At the mini-roundabout turn left and at the "T" junction turn right towards Reedness. Proceed through the Village of Reedness into Whitgift along Main Street where the property will be found on the right hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a highly Individual Potton Post and Beam Detached Cottage being situated in the popular rural Village of Whitgift located twixt the Towns of Goole and Scunthorpe and ideally placed for both the M62 and M18 motorways. The spacious and well presented accommodation presently comprises:-

GROUND FLOOR

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

Timber entrance door, 2 radiators, understairs cupboard and spindled staircase to the first floor.





CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator.

LOUNGE 22' 6" x 16' 9" (6.86m x 5.11m)

Rustic brick Inglenook style fireplace with cast iron Multi-Fuel Stove on brick hearth. 2 radiators and French doors leading to the decked area and rear garden.

DINING ROOM 10' 9" x 10' 6" (3.28m x 3.2m)

Radiator.



SNUG / STUDY 11' 3" x 10' 6" (3.43m x 3.2m)

Radiator.

LIVING KITCHEN 19' 0" x 11' 0" (5.79m x 3.35m)

Range of Oak units comprising Belfast Sink, base units with granite worktops and upstands, wall cupboards and larder unit. Stoves Range cooker in rustic brick recess with extractor over. Integrated dishwasher and fridge. Radiator, ceramic tiled floor and stable door to side.

FIRST FLOOR

GALLERIED LANDING

This is approached via the spindled staircase from the Entrance Hall, and opening from the galleried landing which has a radiator and exposed timber roof trusses are:

MASTER BEDROOM 13' 3" x 12' 6" (4.04m x 3.81m)

Cottage style window to front, radiator and leading to:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle with dual shower heads, pedestal washbasin and low flush WC. Heated towel rail and ceramic tiled walls.

DRESSING ROOM / WARDROBE

Hanging rails and shelves.

TEENAGER BEDROOM 12' 6" x 10' 6" (3.81m x 3.2m)

Cottage style window to front, radiator and leading to:

SITTING AREA / STUDY AREA 11' 6" x 7' 0" (3.51m x 2.13m)

Radiator and 2 Velux roof lights.





FRONT BEDROOM 10' 9" x 8' 0" (3.28m x 2.44m)

Cottage style window to front, and radiator.

REAR BEDROOM 11' 9" x 11' 0" (3.58m x 3.35m)

Radiator.

HOUSE BATHROOM 10' 6" x 7' 0" (3.2m x 2.13m)

White suite comprising panelled in bath with shower attachment, pedestal washbasin and low flush WC. Heated towel rail, ceramic tiled floor and airing cupboard with cylinder.

TO THE OUTSIDE

Attached GARAGE 19' x 10' 9" with double doors to front, plumbing for auto washer, personal door to rear and driveway from Main Street providing extensive additional parking.

The property has good sized lawned gardens to front and rear with patio areas, vegetable and cottage gardens to rear, and enjoys open views over grassland to the front.

SERVICES

It is understood that mains drainage, mains water, and electricity are laid to the property. There is oil fired central heating to radiators and windows are double glazed with timber framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band E, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.





PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area 179.0 sq. m. (1,927 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.