



Elmhirst  
Parker  
Estate Agents & Solicitors



# Dene Cottage

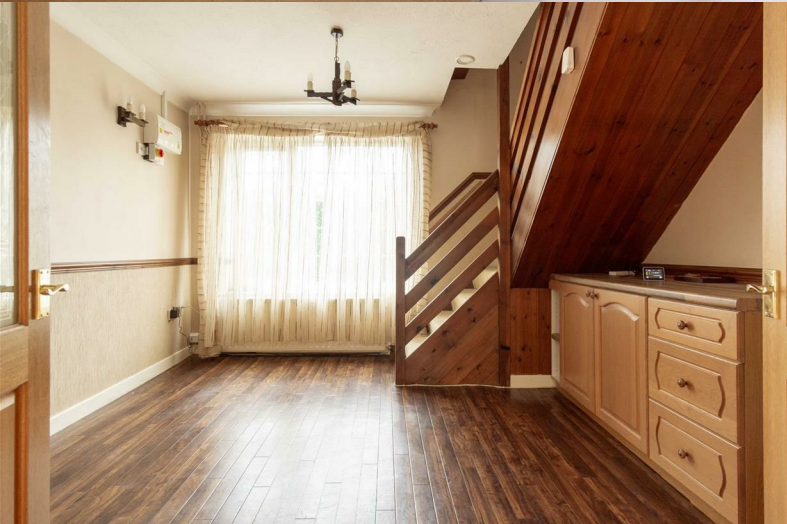
Adlingfleet  
DN14 8HX

Offers in the region of  
£229,950



- DETACHED COTTAGE
- TWO BEDROOMS
- RURAL VILLAGE LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- MODERN KITCHEN AND SHOWER ROOM
- TWO RECEPTION ROOMS
- LARGE GARAGE WITH SEPARATE OFFICE SPACE
- TRANQUIL REAR GARDEN
- SOLAR PANELS
- NO ONWARD CHAIN





Situated in the heart of a tranquil rural village stands this detached cottage nestled beside the centuries-old village church. Ideal for home workers as the large garage has a separate sectioned off office area. The property has spacious accommodation throughout and further benefits from a modern kitchen and shower room, two receptions, two bedrooms and an peaceful rear garden.

Side entrance door leading into:-

#### Entrance Porch

With doors into kitchen and:-

#### Cloakroom / Utility

2.2m x 2.03m (7'2" x 6'7")

Having a wc and wash hand basin. Tiled flooring. Plumbing for washing machine and door into:-

#### Kitchen

3.7m x 3.3m (12'1" x 10'9")

Having a good range of modern cream fronted base and wall units. Complimentary work surfaces incorporating a corner sink with mixer tap over. Integrated double electric oven with separate electric hob and extractor over. Integrated dishwasher and fridge freezer. Having a window to the rear elevation and a radiator. Double doors leading into:-

#### Dining Room

3.68m x 3.62m (12'0" x 11'10")

With stairs off to the first floor. Having a window to the front elevation and a radiator. Door into:-

#### Living Room

5.43m x 3.65m (17'9" x 11'11")

A good sized living area with a brick fireplace housing an open fire. Having a window to the front elevation and a radiator.

#### Landing

With doors off to bedrooms and shower room. Cupboard housing the hot water tank and further useful storage space.

#### Bedroom 1

5.08 x 3.65m (16'7" x 11'11")

A large double bedroom with fitted mirror fronted wardrobes. Having a window to the front elevation and a radiator.

#### Bedroom 2

3.65m x 2.59m (11'11" x 8'5")

Having a window to the front elevation and a radiator.



### Shower Room

3.26m x 2.4m (10'8" x 7'10")

A contemporary fully tiled shower room with a four piece white suite comprising large walk in shower cubicle, wash hand basin set in a vanity unit, wc and bidet. There is an additional tall storage cupboard and a chrome effect ladder style towel rail/radiator. Window to the rear elevation.

### Garage

A large double garage with a separate office area sectioned off which has double doors leading to the rear garden. The garage has electric doors and further storage.

### Outside

To the front is a small pebbled area with a side gate giving access to the rear garden and entrance door. The rear garden is a tranquil outside space which is gravelled with mature shrubs and trees and a large covered fish pond. There is also a summerhouse and a shed and the garden further benefits from views of the village church.

### Utilities

Mains electric

No Mains gas

Oil Fired Heating

Mains water (not metered) and septic tank ( Vendor plans to convert this to mains sewerage)

Mobile 4G but indoor signal only with O2 and Vodafone.

Broadband FTTC (Superfast)

Solar Panels

### Note

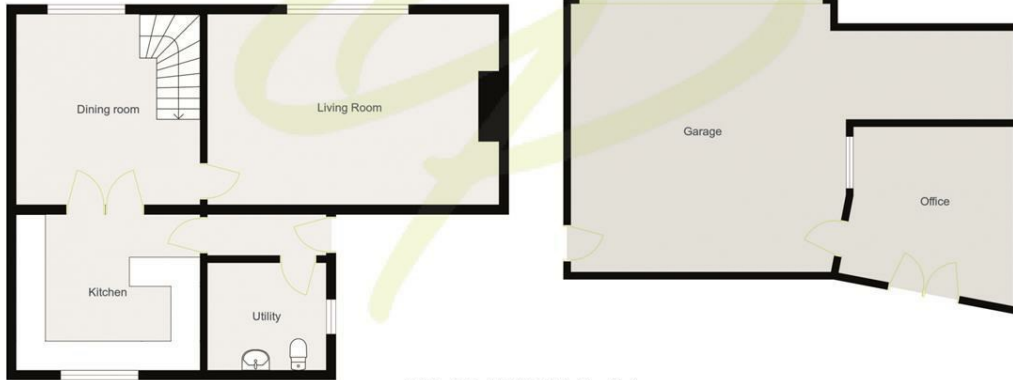
The sale of this property is subject to a grant of probate.



1ST FLOOR



GROUND FLOOR



110 SQ.M (1184 Sq ft.)  
(GARAGE 50SQ.M)

Approximate Total Floor Area



All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

T: 01757 293620

E: [eproperty@elmhirstparker.com](mailto:eproperty@elmhirstparker.com)

W: [estateagents.com](http://estateagents.com)

13 Finkle Street Selby  
North Yorkshire  
YO8 4DT



Find us on.. **rightmove**

