



2 St. Trinians Cottages, Easby, DL10 7ES
Guide price £225,000

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A UNIQUE OPPORTUNITY to purchase this (currently) 2 Bedroomed Mid-terraced Cottage Home with large upstairs Loft Space (potential for large Master Suite subject to permissions). The property is offered for sale with NO ONWARD CHAIN and will benefit from refurbishment - priced to sell in today's market. WORK to be done but the makings of a lovely home.

ENTRANCE RECEPTION 3.51m x 3.13m (11'6" x 10'3")

UPVC front door & UPVC window to front enjoying views of the cottage garden. Staircase to the first floor, radiator, telephone point & built-in cupboard housing Worcester gas boiler.

MAIN LIVING AREA 7.66m x 5.39m overall (25'1" x 17'8" overall)

Comprising:

KITCHEN/DINING ROOM 5.39m x 4.08m max (17'8" x 13'4" max)

Fitted with a range of base, drawer & wall units with contrasting work top surfaces & single drainer sink with swan-neck mixer tap. Integrated electric oven & 4-ring hob, plumbing for washing machine & void for fridge/freezer. Splash tiling & radiator. UPVC windows to rear enjoying views of the garden & farmland beyond & UPVC patio doors to the Conservatory.

CONSERVATORY 2.97m x 2.18m (9'8" x 7'1")

A stone base with mantle, UPVC windows to sides & rear, power sockets & UPVC door to side leading into the garden.

LOUNGE 3.66m x 3.48m into recess (12'0" x 11'5" into recess)

UPVC window to front enjoying views of the garden. Focal stone fireplace with recess currently housing an electric coal-effect fire with tiled hearth (could be open fire or wood-stove subject to checks). Beamed ceiling, TV point & radiator.

INNER HALL

BEDROOM 1. 4.50m x 2.60m (14'9" x 8'6")

UPVC window to front & radiator.

BEDROOM 2. 3.09m x 2.44m (10'1" x 8'0")

UPVC window to rear & radiator.

SHOWER ROOM/WC 3.07m x 1.56m

Large walk-in shower with wall mounted mixer tap, fold down seat & shower boarding. Hand basin with cupboard & worktop mantle,

WC. Part-tiled walls, down-lighting, overhead cupboard with centre mirror, extractor fan, wall-mounted electric heater & UPVC window to rear.

FIRST FLOOR

Large LOFT AREAS

LOFT AREA 1. 4.08m x 3.76m (13'4" x 12'4")

Velux window to rear & radiator. Plus front & rear eaves storage.

LOFT AREA 2. 3.97m x 2.70m (13'0" x 8'10")

Plus rear & walk-in front eaves storage. Velux window to rear & radiator.

LOFT AREA 3. 2.85m x 1.70m (9'4" x 5'6")

Light & power. Door to further walk-in eaves storage with pressurised hot-water cylinder.

OUTSIDE

Wrought iron gate with stone wall & steps lead up to the front garden. Centre paved path leading to the front door with lawned garden & established flower & shrub borders. Paved enclosed corner area with LPG gas cylinders for the boiler. To the rear is a private garden overlooking & farmland beyond. Paved seating area, timber shed, shaped lawn with established flower & shrub borders. A gate leads to the:

GARAGE

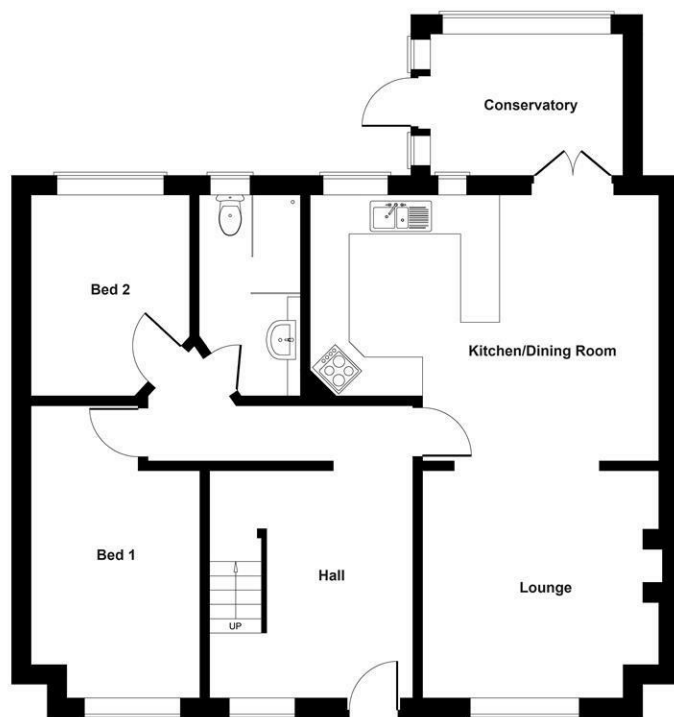
...which is set away from the property. Wrought iron gate with Tarmac path & PARKING for several cars which leads to a timber garage with timber front doors & power.

NOTES

- (1) The first-floor offers potential to develop a large MASTER SUITE – see floor plan.
- (2) COUNCIL TAX BAND: C
- (3) EPC: CURRENTLY E (52) POTENTIAL C (72)

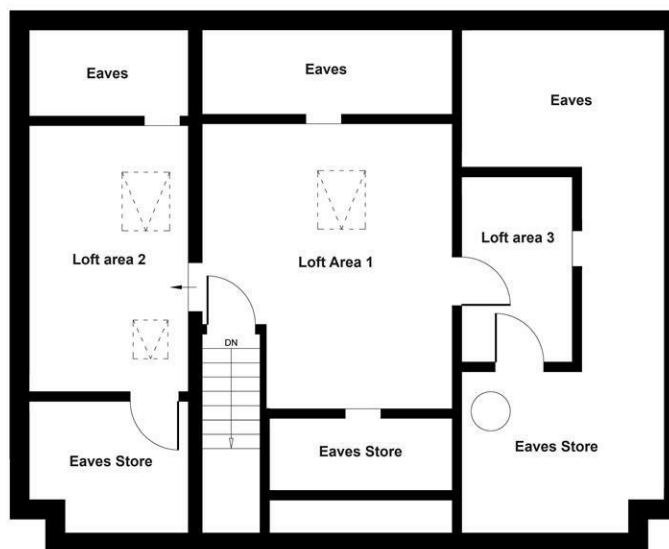


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GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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