



**'GREENHILL COTTAGE' , 1 GREENHILL ROAD,
HAXEY, DN9 2JE**

- An historically interesting Grade 2 Listed Detached Cottage • Centrally located within the village but having the considerable benefit of grounds extending to a total of approx. **0.909 of an acre (0.368ha)** and including grass paddock land • This property presents an increasingly rare and exciting opportunity to carry out necessary refurbishment •

**GROSS INTERNAL FLOOR AREA
APPROX. 120 SQUARE METRES**

ACCOMMODATION
(all measurements are approx.
only)

Ground floor

FRONT ROOM (about 4.16m x
4.2m) with 1 double radiator.

INNER ROOM (about 4.25m x
3.57m) with 1 double radiator,
fireplace surround.

KITCHEN (about 4.1m x 2.4m) with
1 double radiator, cupboards and
sink. Gas central heating boiler.

LOBBY

BATHROOM (about 2.42m x 2m)
with bath, wash basin and w.c. 1
double radiator.

First floor

LANDING

BEDROOM ONE (about 4.45m x
4.32m)

BEDROOM TWO (about 3.9m x
3.2m)

BEDROOM THREE (about 4.57m x
2.15m)

ROOM FOUR (former Bathroom)
(about 2.8m x 2.1m)

OUTSIDE

BARN (about 5.3m x 6.2m) – brick
with concrete tiled roof.

ATTACHED BRICK STORES
(about 5.4m x 4.5m)

**TOTAL SITE AREA
APPROXIMATELY 0.909 ACRE
(0.368 HA).**

SERVICES (not tested)

Assumed to have all mains services.

COUNCIL TAX

Band D (on-line enquiry).

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through
Grice & Hunter – 01302 360141.

SPECIAL NOTE

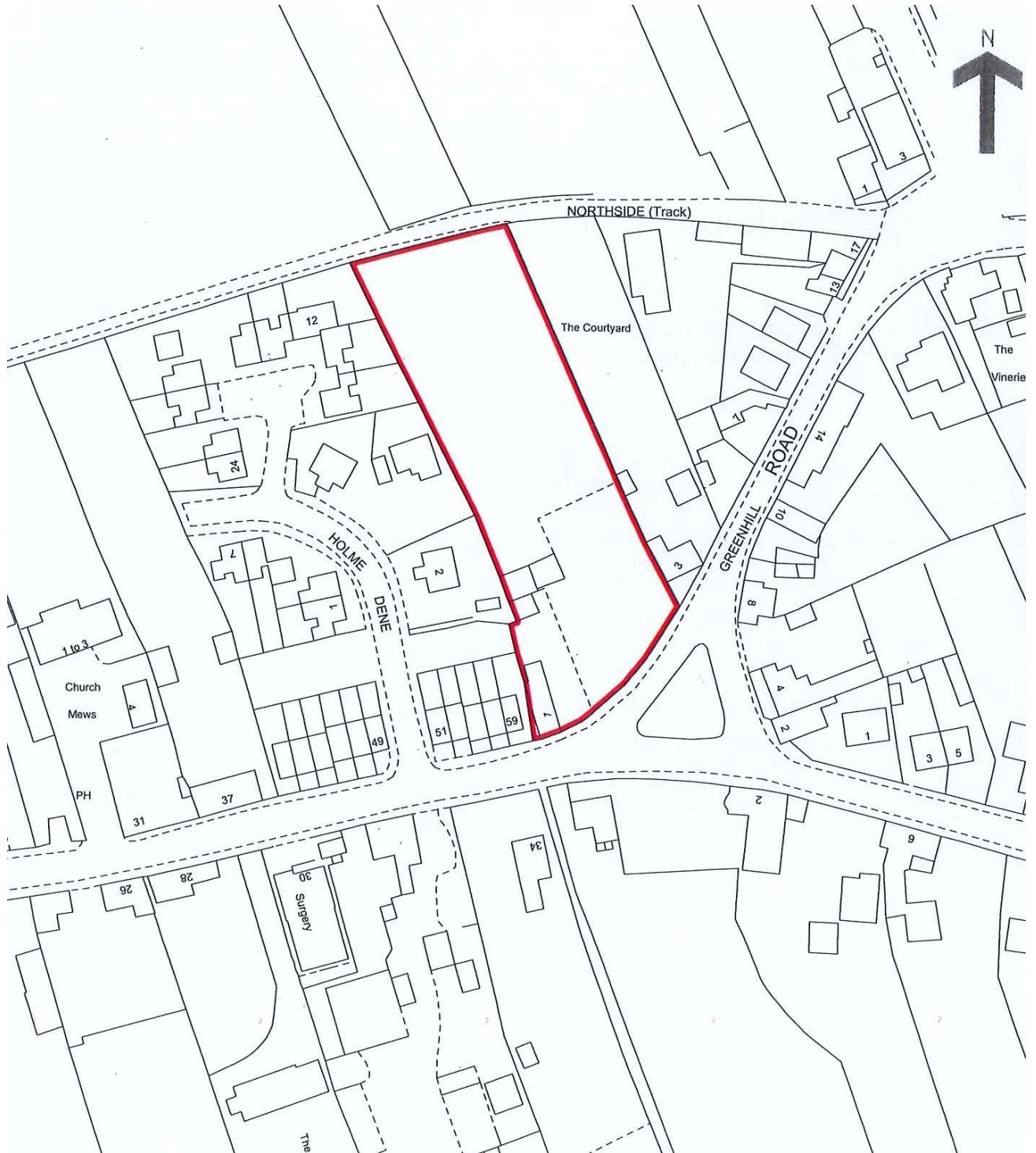
RESTRICTIVE COVENENT

The property is to be sold subject to the
following:

***Not without the seller's prior
written consent to erect any
building or structure or carry-out
any development nor to alter the
external appearance of the house,
buildings, or frontage wall.***



This plan is not to scale and is for identification purposes only nor does it depict exact legal boundaries.



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Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

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