



Whins Lane, Simonstone, BB12 7QT

Offers In Excess Of £250,000


A LOVELY TWO BEDROOM HOME PACKED WITH POTENTIAL

Nestled in the charming Whins Lane of Simonstone, this delightful two-bedroom cottage is a true gem waiting to be discovered. Boasting ample space spread across three inviting floors, this property is brimming with potential for those seeking a cosy yet spacious home.

One of the standout features of this enchanting cottage is the breathtaking views that can be enjoyed from the rear garden, providing a serene backdrop for relaxation or entertaining guests. The convenience of off-road parking adds a practical touch to this picturesque abode, ensuring that coming home is always a stress-free experience.

Situated in an idyllic setting within a sought-after area, this property offers not just a home, but a lifestyle. Whether you're looking to unwind in the tranquillity of the countryside or explore the nearby amenities, this cottage provides the perfect blend of comfort and convenience.

Don't miss the opportunity to make this charming cottage your own and experience the best of countryside living in this desirable location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  2  E

- Semi Detached Cottage
- Three Cellar Rooms
- Off Road Parking
- EPC Rating: E
- Two Bedrooms
- Investment Potential
- Leasehold
- Two Reception Rooms
- Substantial Views
- Council Tax Band: D

Ground Floor

Reception Room One

15'1 x 14'9 (4.60m x 4.50m)

Hardwood entrance door, two UPVC double glazed windows, central heating radiator, original stone fireplace and frosted glass door to reception room two.

Reception Room Two

15'1 x 9'10 (4.60m x 3.00m)

UPVC double glazed window, smoke detector, original stone fireplace, stairs to first floor, stairs to lower ground floor and door to kitchen.

Kitchen

16'5 x 9'10 (5.00m x 3.00m)

Two UPVC double glazed windows, wood wall and base units, wood effect worktops, stainless steel sink with double draining board and mixer tap, space for freestanding cooker, space for fridge freezer and UPVC double glazed door to front.

Lower Ground Floor

Cellar Room One

15'1 x 9'10 (4.60m x 3.00m)

Single glazed frosted glass window, stainless steel sink, plumbing for washing machine, Baxi combi boiler, door to cellar room two and door to garden.

Cellar Room Two

15'1 x 14'9 (4.60m x 4.50m)

Door to side.

Cellar Room 3

16'5 x 9'10 (5.00m x 3.00m)

Accessed externally,

First Floor

Landing

7'1 x 4'8 (2.16m x 1.42m)

Smoke detector and doors to two bedrooms and bathroom.

Bedroom One

15'1 x 14'9 (4.60m x 4.50m)

Two UPVC double glazed windows, central heating radiator, loft access and fitted wardrobes.

Bedroom Two

9'10 x 7'8 (3.00m x 2.34m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

7'1 x 4'10 (2.16m x 1.47m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin and panel bath

External

Rear

Side

Two driveways and access to rented rear garden.



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