



Elmhurst  
Parker  
Estate Agents & Solicitors



# 2 Creykes Court

Chapel Lane, Rawcliffe  
DN14 8RZ

Offers in the region of  
£300,000

- WELL PRESENTED DOUBLE FRONTED COTTAGE CIRCA 1850
- MANY PERIOD FEATURES
- THREE BEDROOMS
- SPACIOUS OPEN PLAN LIVING AREA WITH BEAMED CEILINGS
- LARGE MASTER BEDROOM WITH EN-SUITE
- GOOD SIZED KITCHEN WITH PANTRY AND SEPARATE UTILITY
- DOWNSTAIRS CLOAKROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- OFF ROAD PARKING





Nestled in the charming location of Creykes Court on Chapel Lane in Rawcliffe, this delightful double fronted cottage, dating back to circa 1850, offers a unique blend of period features and modern living. With three well-proportioned bedrooms, including a spacious master suite complete with an ensuite shower room this property is perfect for families or those seeking extra space. The heart of the home is the expansive open plan living area, which provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The design allows for a seamless flow between the living and dining spaces, making it a wonderful setting for gatherings with family and friends. In addition to the generous living space, the property boasts two bathrooms, ensuring convenience for all residents. The attractive rear garden is a true highlight, offering a peaceful retreat to enjoy the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. This cottage is not just a home; it is a piece of history, enriched with character and charm. If you are looking for a property that combines historical elegance with modern convenience, this charming cottage in Rawcliffe is certainly worth considering.

Open porch with rear entrance door leading into :-

#### Entrance Hall

Open plan entrance hall with stone tiled flooring which continues into the kitchen and utility areas.

#### Kitchen

4.03m x 5.55m (13'3" x 18'3")

Having a good range of base and wall units. Complimentary work surfaces

incorporating a ceramic one and half bowl sink with mixer tap over. Integrated double electric oven with induction hob (newly fitted) and extractor. Integrated dishwasher. Central breakfast bar with further units beyond. Having a window to the rear elevation and a radiator. Bi-fold door into pantry.

#### Utility

2.33m x 2.16m (7'7" x 7'1")

Having modern units and a single drainer sink unit. Plumbing for washing machine and dryer. Window to the rear elevation and a door to:-

#### Downstairs Cloakroom

Having a white Roca suite comprising wc and wash hand basin.

#### Dining Area

5.55m x 4.03m (18'2" x 13'2")

Having a window to the front elevation and a radiator. Door into:-

#### Living area

5.48m x 5.14m (18'0" x 16'10")

A spacious living area with beamed ceilings. Having a feature brick fireplace with inset beam and housing a log burner. With a window to the front elevation and a radiator. Stairs off to the first floor and a storage cupboard. Open plan to:-

#### Landing

With doors off and a window to the rear elevation.

#### Bedroom 1

4.71m x 4.31m (15'5" x 14'2")

A good sized double bedroom with a window to the rear elevation and a radiator.



#### En-suite

Being fully tiled and having a white Roca suite comprising wash hand basin with storage beneath and a wc. Corner shower cubicle with mixer shower.

#### Bedroom 2

3.92m x 2.86m (12'10" x 9'5")

Being of double size and having a window to the front elevation and a radiator.

#### Bedroom 3

3.11m x 2.79m (10'2" x 9'2")

Having a window to the front elevation and a radiator.

#### Shower Room

Being fully tiled and having a white Roca suite comprising large walk in shower, wash hand basin and wc. Chrome effect ladder style radiator/towel rail. With a window to the rear elevation.

#### Utilities

Mains Electric

Mains Gas

Mains Water (Not Metered)

Mains Sewerage

Mobile\* 4G

Broadband\* FTTP - Ultrafast

\*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.

#### Note

The pebbled driveway to the rear is shared with two other properties and shares maintenance costs. Our vendors have not been asked to contribute to this during the 4 years they have owned the property.

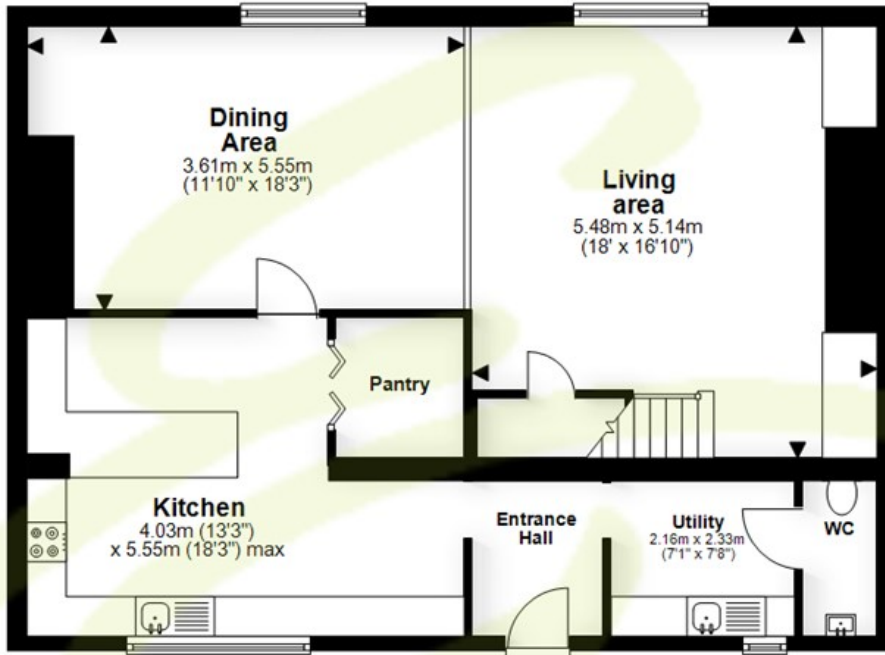
#### Outside

The attractive rear garden is enclosed by a wall boundary and laid mainly to lawn. There are pebbled areas along with a further paved patio area. Log storage cupboard and a rear access gate, with parking space.



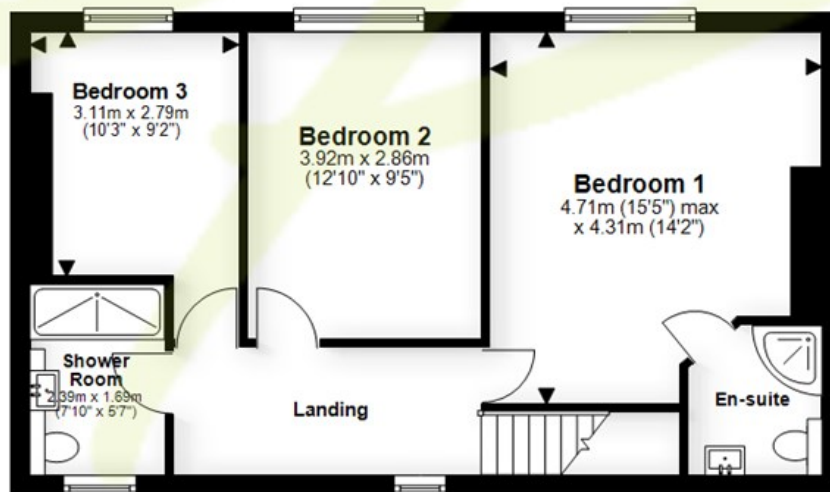
## Ground Floor

Approx. 83.2 sq. metres (895.4 sq. feet)



## First Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 139.8 sq. metres (1505.1 sq. feet)

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.

Plan produced using PlanUp.

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

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