



For Sale £170,000



Brindle Cottage, 23 Northgate, Hunmanby, YO14 0NU

Dating from circa 1845, this attractive two bedroom cottage is situated in the quiet village of Hunmanby. Retaining many original features, the property has been modernised while still retaining its traditional cottage character.

The accommodation comprises a traditional style kitchen/diner, cottage style lounge with log burner, two bedrooms and house bathroom. The property benefits from modern gas central heating and UPVC double glazing.

Outside is large cottage style garden with patio areas and rear access.

The property is well maintained, spacious and full of character, with a particularly pleasant cottage feel throughout.

Offered for sale with no onward chain.

Viewing recommended.



Lounge 3.27m (10'9) x 3.56m (11'8)

A cosy cottage style lounge with UPVC double glazed window and newly installed composite front entrance door overlooking and leading onto Northgate. Feature brick fireplace with multi-fuel stove. Central heating radiator. Door leading to the kitchen/diner.

Kitchen/Diner 4.23m (13'11) x 3.53m (11'7)

Traditional style kitchen with a range of base units and contrasting marble effect worktops, together with wall shelving. Tiled floor, exposed beams and feature brick-built fireplace housing the gas cooker. Two UPVC double glazed windows, one overlooking the side entrance and the other enjoying a view over the garden. Open staircase leading to the first floor accommodation with useful understairs storage. Central heating radiator. Wooden door leading to the rear entrance hall.

Rear Entrance Hall 1.61m (5'3) x 1.06m (3'6) + 1m (3'3) x 1.24m (4'1)

Doors leading to the side entrance, rear garden and to the kitchen.

Rear Garden

A tiered cottage style walled garden, with leveled patio areas and flower borders. Rear gate (for bin access) down the neighboring properties driveway.

Bedroom One 3.6m (11'10) x 3.32m (10'11)

Spacious front bedroom with views over the village. UPVC double glazed window, central heating radiator and built-in alcove cupboard. Exposed wooden floor.

Bedroom Two 1.75m (5'9) x 3.26m (10'8)

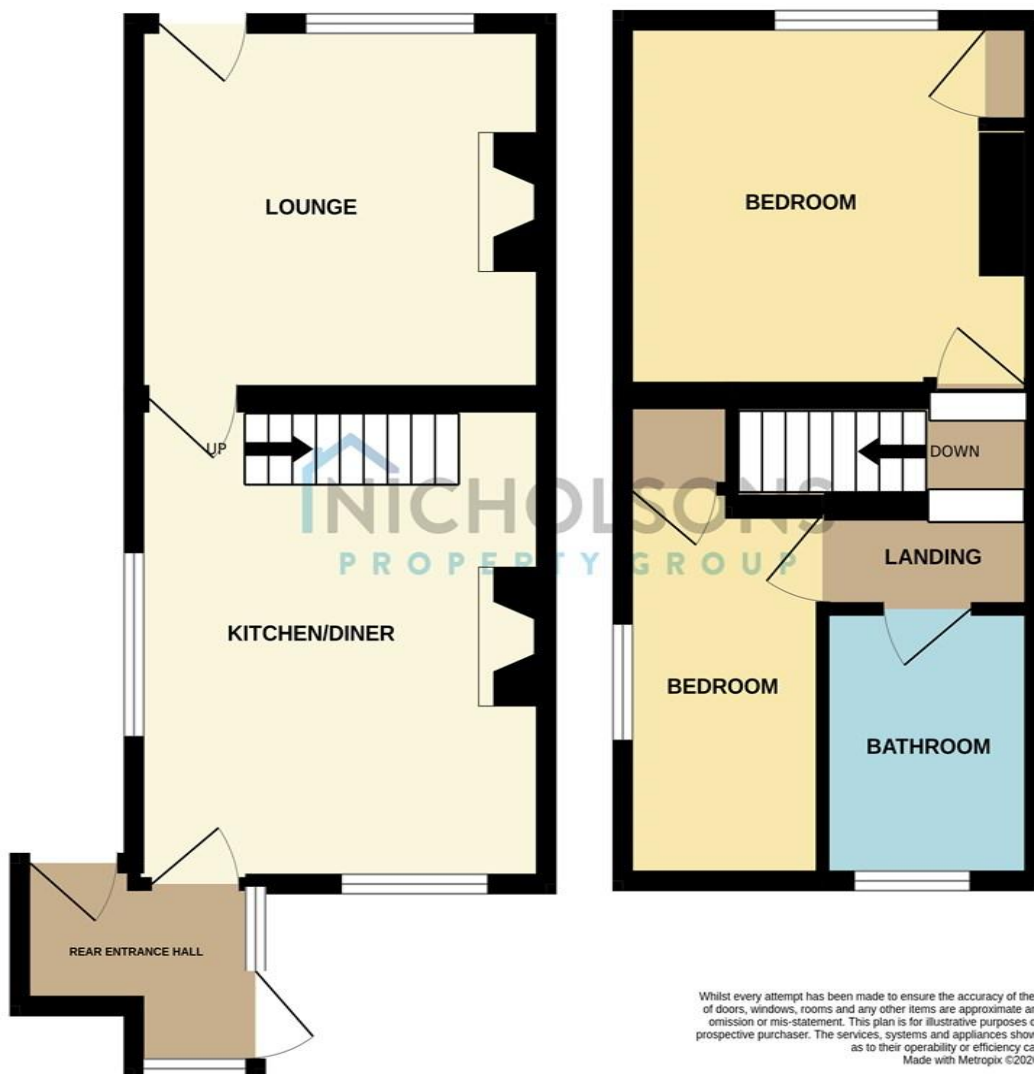
One UPVC double glazed window. One gas central heating radiator. Built in storage cupboard housing the newly installed central heating boiler.

Bathroom 2.37m (7'9) x 1.78m (5'10)

A three piece suit comprising of a pedestal handwash basin, low suite WC and panelled bath. Wall panelling around the room. Centrally heated towel rail and UPVC double glazed window.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Ref: 13636

For more information, please contact

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