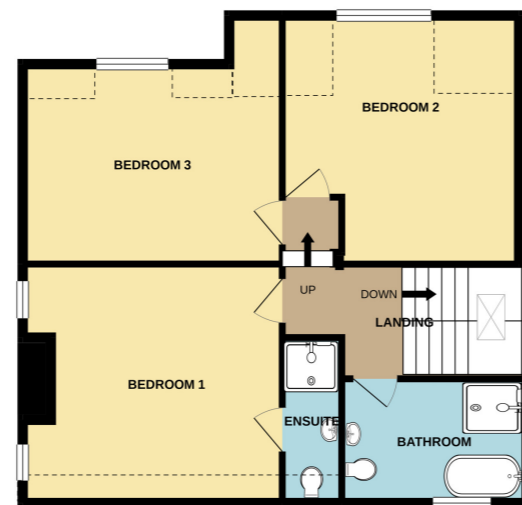




GROUND FLOOR

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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Aslackby

£395,000



*** BEAUTIFULLY RENOVATED CHARACTER HOUSE *** Situated in a conservation area within the popular hamlet of Aslackby with views of the Grade I listed St James' Parish Church. This renovated house offers both charm and character plus generous and flexible family accommodation. Upon entering the front door you are greeted by a lovely hallway with chequerboard quarry tiled floor and return staircase to the first floor. At the rear of the property is the open plan kitchen area with fitted appliances and a large family area which has views over the large south facing rear garden. There is a side porch, downstairs cloakroom and large store room. The first floor accommodation comprises three double bedrooms with ensuite to the principal and a bathroom with a four piece suite including a freestanding bath which provides beautiful views of the church whilst you soak. To fully appreciate this well presented property viewings are highly recommended. EPC Rating C.Council tax band C.

ENTRANCE HALL

Multi panel window to front, chequerboard quarry tiled floor, radiator, return staircase to first floor with understairs cupboard.

LIVING ROOM

18' 8" x 13' 7" (5.69m x 4.14m) (approx.) Feature Parkray multifuel woodburner with flagstone hearth. Multi paned double glazed sliding sash window to front, walk in bay with double glazed window to front, double glazed window to side, radiator, thermostat control for central heating. TV point.

KITCHEN AREA

11' 9" x 11' 10" (3.58m x 3.61m) (approx.) Fitted with base and wall mounted units with work surfaces over, one and quarter composite sink with swan neck mixer tap over. Ceramic hob with stainless steel chimney extractor over. Integrated fridge freezer, UPVC double glazed window to rear, downlights with brushed effect bezels.

FAMILY AREA

19' 1" x 14' 10" (5.82m x 4.52m) (approx.) UPVC double glazed window to rear, double glazed composite door to garden, Radiator and TV point.

STORE

14' 0" x 5' 8" (4.27m x 1.73m) (approx.) Having floor mounted boiler and latch door to rear.

SIDE PORCH

Quarry tiled floor.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC with push button flush and corner pedestal wash hand basin. Radiator. Obscure window to rear, extractor fan and quarry tiled floor.

FIRST FLOOR LANDING

Velux window in stairwell, radiator and loft access.

BEDROOM ONE

15' 2" x 14' 5" (4.62m x 4.39m) (approx.) Two double glazed windows to side, TV point, radiator, loft access.

ENSUITE

Fitted with a three piece suite comprising low level WC with push button flush and shower cubicle with thermostatic adjustable shower and pedestal wash hand basin. Downlights with brushed effect bezels and radiator.

BEDROOM TWO

13' 9" x 13' 1" (4.19m x 3.99m) (approx.) Dormer with UPVC double glazed window to rear, radiator and TV point.

BEDROOM THREE

15' 2" x 11' 7" (4.62m x 3.53m) (approx.) Dormer with UPVC double glazed window to rear, radiator and TV point.

BATHROOM

Fitted with a four piece suite comprising low level WC with dual push button flush, pedestal wash hand basin and low threshold shower cubicle with thermostatic adjustable shower, freestanding bath with claw and ball feet with wall mounted mixer tap over. Multi paned sliding sash window to the front. Radiator, downlight with brushed effect bezel.

OUTSIDE

There is a front garden enclosed by established hedge and gravelled driveway to the side. There is a rear garden with a southerly aspect and brick patio and will be partly enclosed by hazel hurdles.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

