

FOR SALE

£169,950 Freehold



## 14 Green End Road, East Morton. BD20 5TR

- 2 Bedroom Character Cottage
- UPVC Double Glazing - Gas Central Heating
- New Kitchen, Shower Room & Boiler 2023
- Spacious Lounge - Large Garden with level Patio
- Workshop - No Seller Chain





## PROPERTY DESCRIPTION

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Two bedroom character cottage situated in the well regarded and sought after East Morton village. East Morton has a well regarded Primary School and the village centre boasts a popular Pub, shop, Institute that hosts many events for the community and recreational grounds which has a play ground for children and an orchard. Countryside walks are on the doorstep.

Set over 3 floors the property benefits from new kitchen, bathroom and boiler all installed 2023. There is gas central heating and UPVC double glazing.

Briefly comprises; entrance hall, kitchen and shower room to the ground floor, lounge with French Doors out into the rear garden to the lower ground floor, with two bedrooms to the first floor. Outside, the property has a tiered rear garden that goes all the way down to the main road. There is a level patio area and work shop.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band C.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 4 mbps, Superfast 80 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### Entrance Hall

Entrance door to the front, part wood panelled walls and Parquet floor. Built in bench seat set underneath the rear double glazed window. Stairs to lower ground floor and stairs to the first floor.

### Kitchen

Range of navy blue base and wall units having a complementary wooden work surface over. Double glazed leaded window to the front. Electric oven, electric hob and extractor hood. Sink with mixer tap. Built in dishwasher

### Shower Room

2 piece suite in white comprising of sink set within a high gloss grey unit and back to wall pan w.c. Large walk in shower having a mains shower over. Double glazed window to the rear. Chrome heated towel rail., part tiled walls and tiled floor. Cupboard housing gas boiler (recently serviced 2025). Plumbing for washing machine.

### Lower Ground Floor

#### Lounge

Double glazed window to the rear and French doors leading out into the rear garden. Wall light points, radiator and dado rail. Television point and fitted cupboards. Cast iron gas stove (recently serviced 2025) set on a brick hearth.

### First Floor

#### Landing

Double glazed window to the rear and radiator.

### Bedroom 1

Double glazed leaded window to the front. Fitted wardrobes, drawers and cupboards.

### Bedroom 2

Double glazed leaded window to the front and built in cupboard over the stairs.

### Outside

#### Gardens

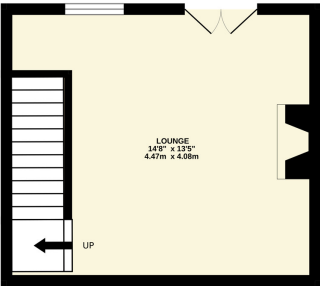
To the rear there is a level patio having gated access and fence boundaries. Steps down to large work shop which has a cast iron wood burning stove. The garden continues down the hill to the main road. Nb: There is a right of access across the back for the neighbour. There is use of storage shed which used to be the outside toilet.



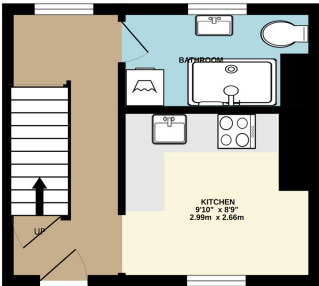
FLOORPLAN & EPC



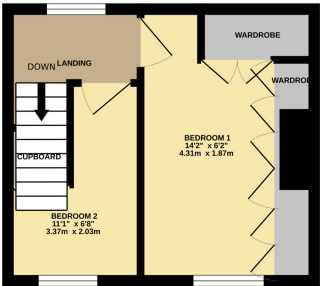
BASEMENT LEVEL  
212 sq.ft. (19.7 sq.m.) approx.



GROUND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.

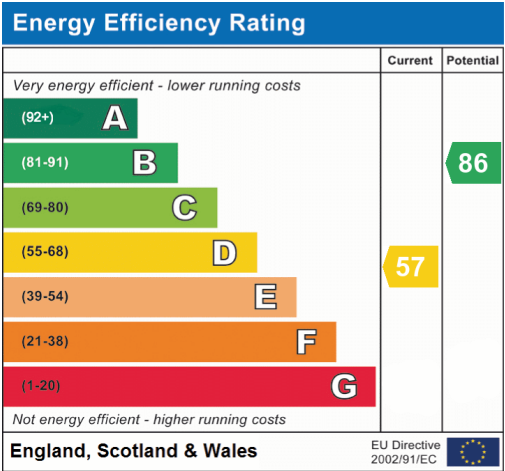


1ST FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

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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