



7 School Lane, South Ferriby

£119,950 Freehold

CHARACTERFUL TRADITIONAL END-TERRACE COTTAGE • QUIET VILLAGE LOCATION • IDEAL FIRST TIME BUY •
2 BEDROOMS • FRONT LOUNGE WITH FIREPLACE • FITTED KITCHEN •
GENEROUS REAR GARDEN WITH USEFUL OUTBUILDING



Charming 2-bed end-terrace in South Ferriby with spacious garden, outbuildings, wood-burning stove, uPVC double glazing, gas heating and village location.

EPC D. Council Tax Band A.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CHARACTERFUL TRADITIONAL END-TERRACE COTTAGE
- QUIET VILLAGE LOCATION
- IDEAL FIRST TIME BUY
- 2 BEDROOMS
- FRONT LOUNGE WITH FIREPLACE
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- GENEROUS REAR GARDEN WITH USEFUL OUTBUILDINGS
- VIEW VIA OUR BARTON OFFICE





Side Porch

6' 3" x 12' 6" (1.90m x 3.81m)

With a side uPVC double glazed window and rear uPVC double glazed entrance door allowing access to the rear garden and an internal uPVC door leads through to;

Inner Hall

Has laminate flooring and doors leading off to;

Ground Bathroom

8' 8" x 6' 3" (2.65m x 1.90m)

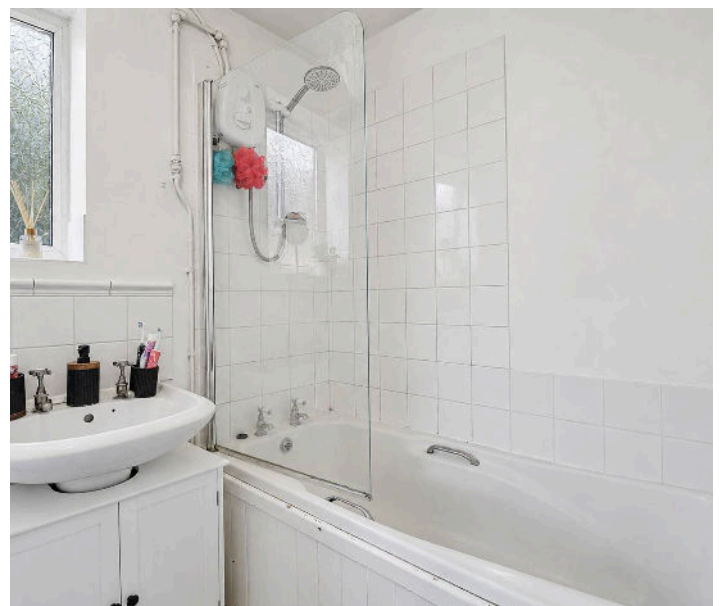
With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, wash hand basin and a panelled bath with overhead Mira electric shower with glazed screen and tiled splash backs, cushioned flooring and extractor fan.



Kitchen

8' 4" x 8' 9" (2.54m x 2.66m)

With a side uPVC double glazed window. The kitchen includes a range of low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a single ceramic sink bowl unit with drainer to the side and block mixer tap, four ring gas hob with a Beko electric oven and overhead extractor fan, plumbing for a washing machine, space for an under counter fridge, under the stairs storage cupboard, continuation of laminated flooring, a dog legged staircase leads to the first floor accommodation with adjoining grab rail and an internal door leads through to;



Front Lounge



Side Porch

6' 3" x 12' 6" (1.90m x 3.81m)

With a side uPVC double glazed window and rear uPVC double glazed entrance door allowing access to the rear garden and an internal uPVC door leads through to;

Inner Hall

Has laminate flooring and doors leading off to;

Ground Bathroom

8' 8" x 6' 3" (2.65m x 1.90m)

With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, wash hand basin and a panelled bath with overhead Mira electric shower with glazed screen and tiled splash backs, cushioned flooring and extractor fan.





Kitchen

8' 4" x 8' 9" (2.54m x 2.66m)

With a side uPVC double glazed window. The kitchen includes a range of low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a single ceramic sink bowl unit with drainer to the side and block mixer tap, four ring gas hob with a Beko electric oven and overhead extractor fan, plumbing for a washing machine, space for an under counter fridge, under the stairs storage cupboard, continuation of laminated flooring, a dog legged staircase leads to the first floor accommodation with adjoining grab rail and an internal door leads through to;

Front Lounge

11' 10" x 10' 6" (3.60m x 3.20m)

With a front uPVC double glazed window, an inset log burning stove fire with tiled hearth, bricked backing and oak mantel.

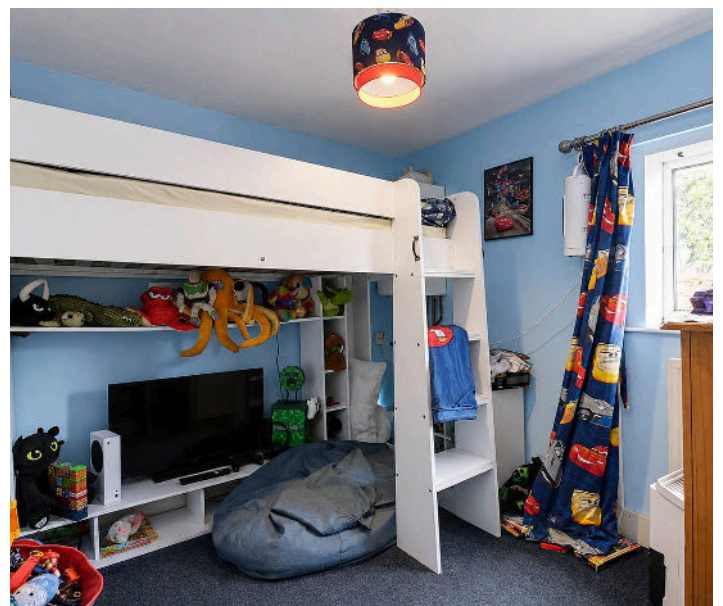
First Floor Landing

Allows access to the loft and doors through to;

Master Bedroom 1

11' 6" x 10' 7" (3.50m x 3.22m)

With a front uPVC double glazed window and TV input.





Rear Bedroom 2

8' 4" x 7' 11" (2.54m x 2.41m)

With a rear uPVC double glazed window and a wall mounted Ideal modern gas combi boiler.

Grounds

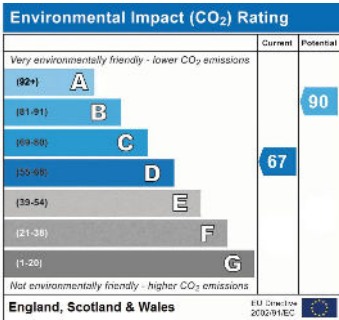
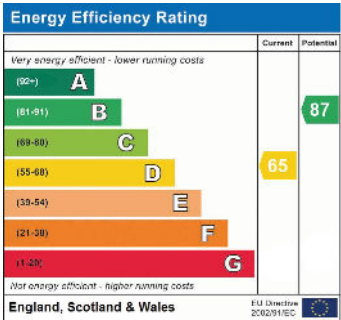
Externally the property provides a rear lawned garden, boundary hedging, a variety of mature planted trees and the garden includes two useful outbuilding.

Outbuilding

9' 10" x 12' 10" (3.00m x 3.90m)

Workshop

14' 9" x 13' 6" (4.50m x 4.12m)





You can include any text here. The text can be modified upon generating your brochure