





5 The Hill, Worlaby

£200,000 Freehold

A HIGHLY DESIRABLE TRADITIONAL SEMI-DETACHED HOUSE • FOR SALE VIA THE MODERN METHOD OF AUCTION • NO UPWARD CHAIN • FANTASTIC PLOT OFFERING SC o consent) • IN NEED OF UPDATING • 2 RECEPTIONS ROOMS • VILLAGE LOCATION • NOT TO

paul fox
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Charming semi-detached house with 3 bedrooms, generous plot, outbuilding, and scope to extend (subject to consent). For sale by modern method of auction. Buyer fees apply.
Council Tax band: B

Tenure: Freehold

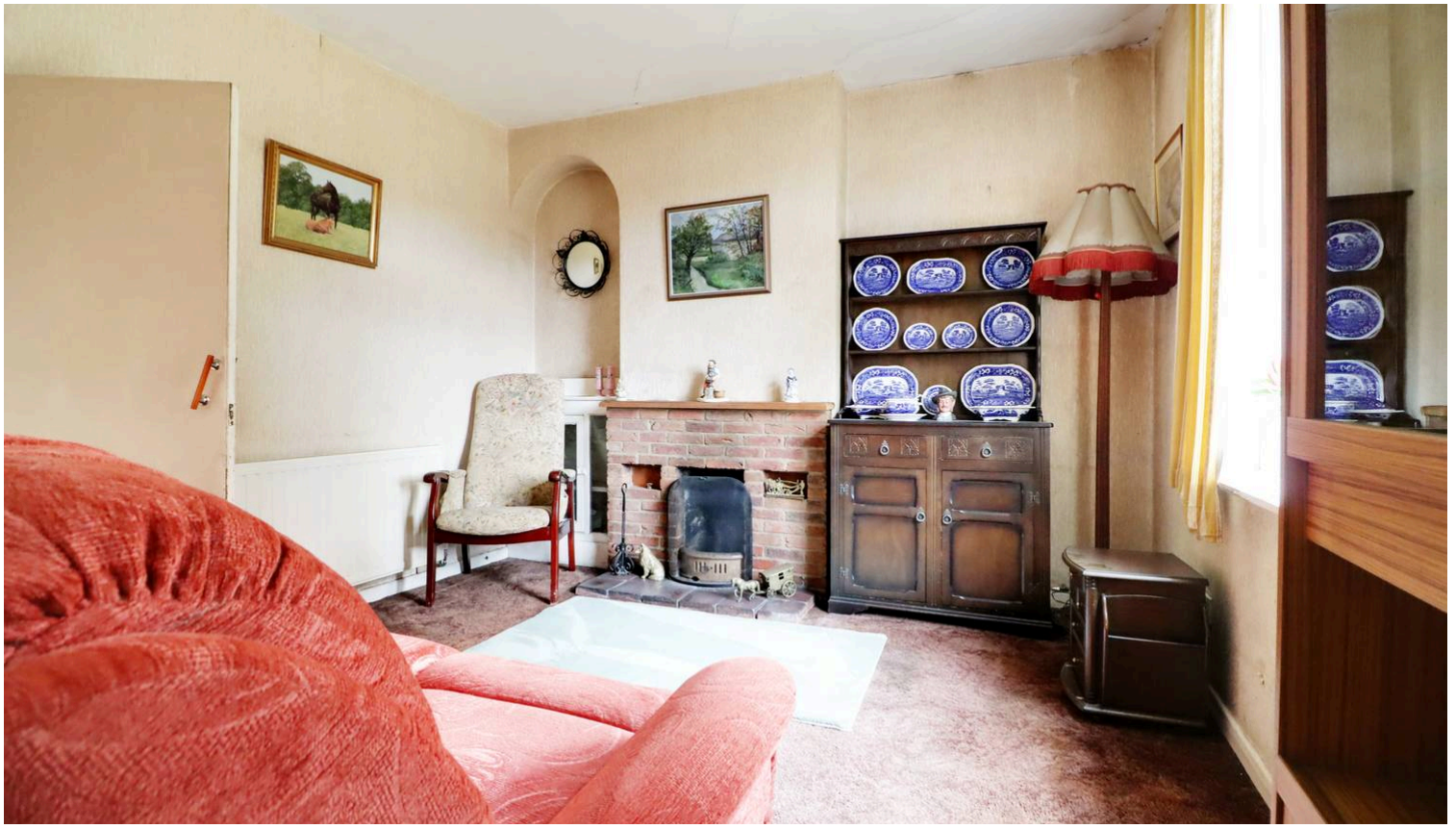
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- A HIGHLY DESIRABLE TRADITIONAL SEMI-DETACHED HOUSE
- FOR SALE VIA THE MODERN METHOD OF AUCTION
- NO UPWARD CHAIN
- FANTASTIC PLOT OFFERING SCOPE FOR EXTENSION OR BUILDING (subject to consent)
- IN NEED OF UPDATING
- 2 RECEPTIONS ROOMS
- 3 BEDROOMS
- EXTREMELY SOUGHT AFTER VILLAGE LOCATION
- NOT TO BE MISSED







Front Entrance Hall
Front uPVC double glazed entrance door with patterned glazing, internal uPVC double glazed door leads through to;

Front Lounge
11' 4" x 11' 3" (3.46m x 3.44m)
Front uPVC double glazed window, bricked fireplace with central open grate and doors through to;



Central Sitting Room
11' 8" x 13' 0" (3.55m x 3.97m)
With two side uPVC double glazed windows with a central tiled fireplace with electric fireplace, under the stairs storage leading to a spacious pantry with original meat hooks, staircase to the first floor accommodation and internal glazed door leads through to;

Kitchen
9' 4" x 9' 8" (2.85m x 2.94m)
Side uPVC double glazed window, range of fitted kitchen furniture within a patterned worktop which incorporates a stainless steel sink unit with drainer to the side and block mixer tap and space and plumbing for appliances.





Rear Entrance Hall
3' 7" x 4' 8" (1.08m x 1.42m)
Has a rear uPVC double glazed entrance door and side window.

First Floor Landing
Provides access to three bedrooms and shower room.

Master Bedroom 1
11' 4" x 9' 0" (3.45m x 2.75m)
Front uPVC double glazed window and original fireplace.

Rear Bedroom 2
8' 1" x 7' 5" (2.46m x 2.26m)
Rear uPVC double glazed window.

Front Bedroom 3
8' 1" x 6' 6" (2.47m x 1.97m)
Front uPVC double glazed window.

Shower Room
11' 3" x 5' 3" (3.42m x 1.60m)
Rear uPVC double glazed window with patterned glazing, suite in white comprising a low flush WC, pedestal wash hand basin, corner wash hand basin with electric shower and a built-in airing cupboard housing a modern gas fired central heating boiler.







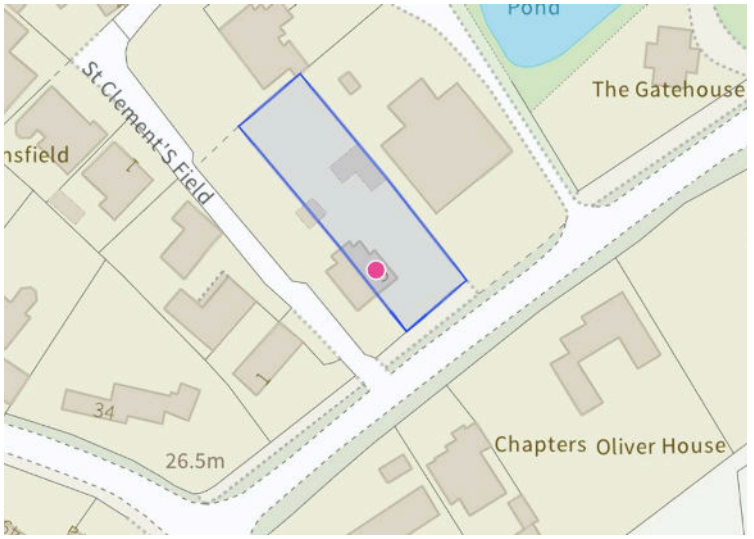
Grounds
The property occupies a large broad plot providing excellent opportunity for extension or building subject to planning consent with the grounds being lawned to the front, side and rear with decorative wrought iron front railings and with a concrete slabbed pathway leading to the rear. Within the rear garden there are bricked outbuildings which needs some attention and refurbishment but offer further scope for accommodation or workshop with the larger of the two being a former blacksmith.



Double Glazing
The property enjoys uPVC double glazed windows and doors with the exception of the rear landing window.

Central Heating
There is a modern Worcester gas fired condensing combination central heating boiler.




Pond
The Gatehouse
St Clement's Field
nsfield
34
26.5m
Chapters
Oliver House



















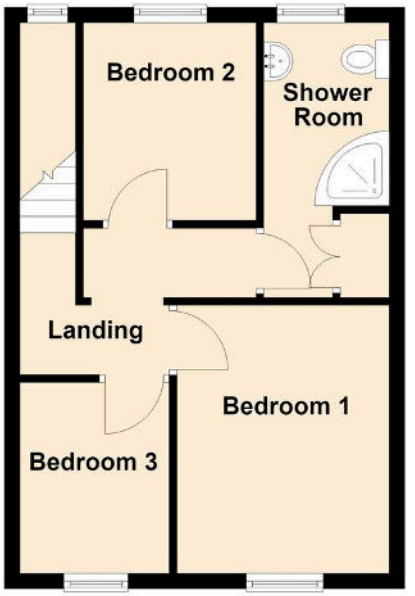
Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



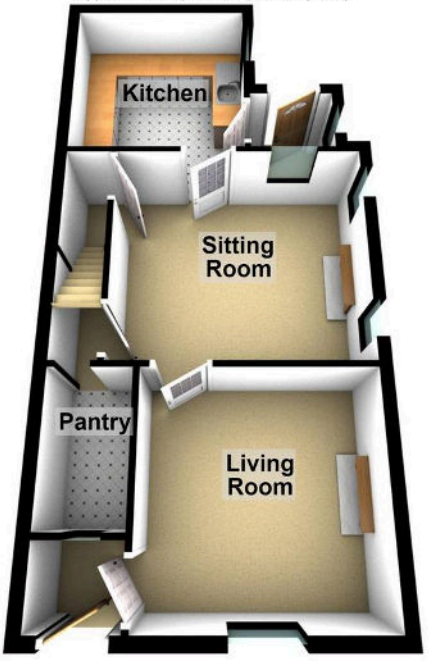
First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



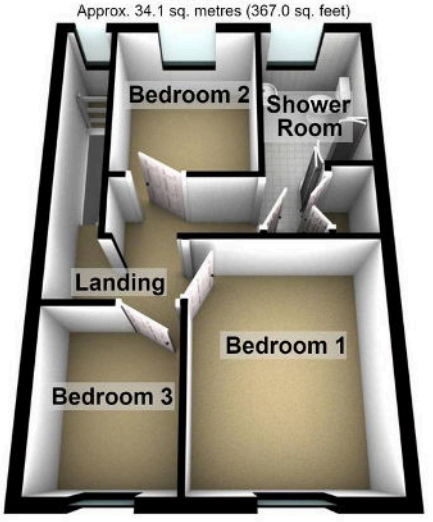
Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 78.5 sq. metres (845.0 sq. feet)

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

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