





Lyla Cottage Church Street, Owston Ferry

£225,000 Freehold

A BEAUTIFULLY PRESENTED DORMER STYLE DETACHED HOUSE · READY TO OCCUPY IMMEDIATELY · PEACEFUL VILLAGE SETTING · 3 BEDROOMS & 2 BATHROOMS · PLEASANT FRONT LOUNGE & STUDY · ATTRACTIVE FITTED DINING KITCHEN WITH UTILITY ROOM · FRONT DRIVEWAY · LOW MAINTENANCE SIDE & REAR GARDENS · NOT TO BE MISSED

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the family estate agents





A most attractive newly built dormer style detached house being privately positioned offering well presented accommodation comprising, front living room, study, quality fitted dining kitchen with access to the garden, utility, ground floor bedroom with a stylish en-suite shower room. The first floor provides two further bedrooms and a main family bathroom. The front has a pebbled driveway providing parking for a number of vehicles with side pebbled gardens leading to a private rear that has a pleasant seating area and a low maintenance. Finished with uPvc double glazing and a modern electric central heating system. Viewing comes with the agents highest of recommendations.

Council Tax band: TBD

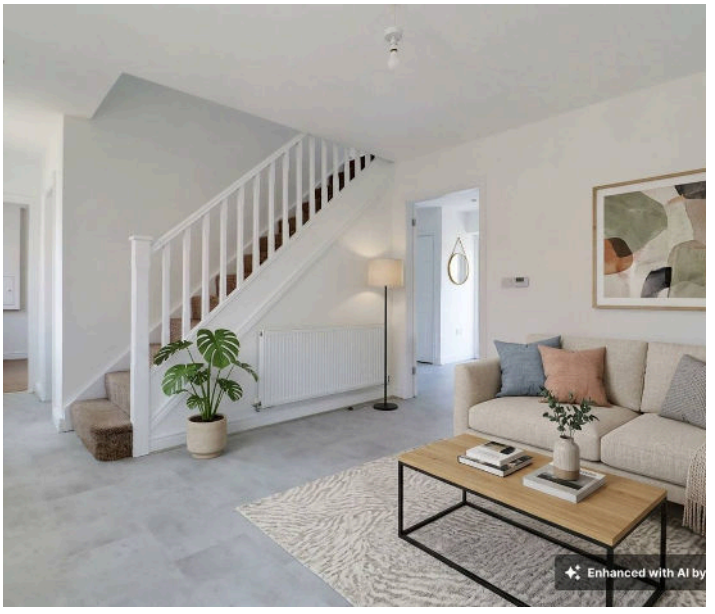
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Living Room
11' 10" x 14' 3" (3.60m x 4.34m)



Kitchen
8' 6" x 19' 0" (2.60m x 5.80m)

Utility
4' 2" x 7' 3" (1.27m x 2.22m)

Study
8' 6" x 7' 5" (2.60m x 2.26m)

Bedroom 3
12' 6" x 9' 9" (3.80m x 2.96m)

En-Suite
7' 10" x 4' 10" (2.40m x 1.47m)

Landing
6' 4" x 9' 9" (1.92m x 2.97m)

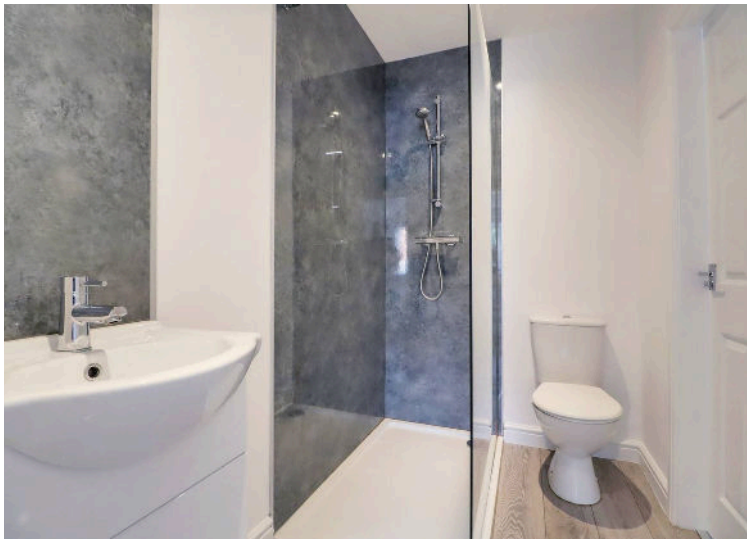


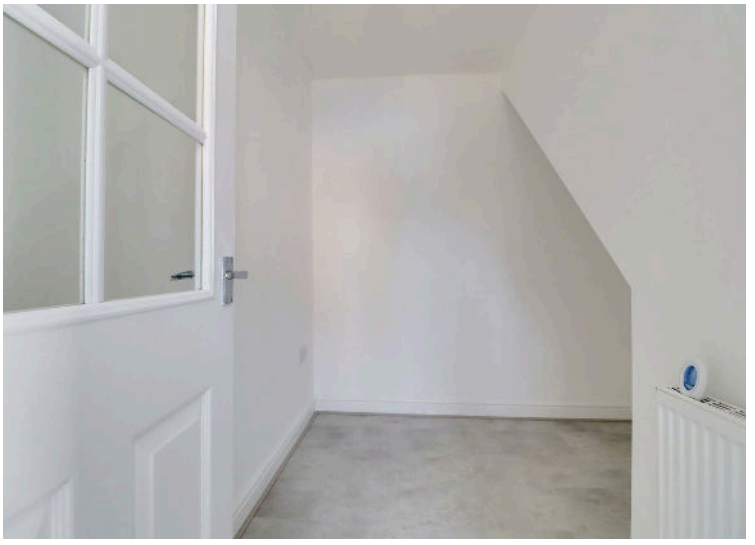
Bedroom 1
14' 7" x 15' 3" (4.45m x 4.65m)

Bedroom 2
7' 10" x 10' 8" (2.38m x 3.26m)

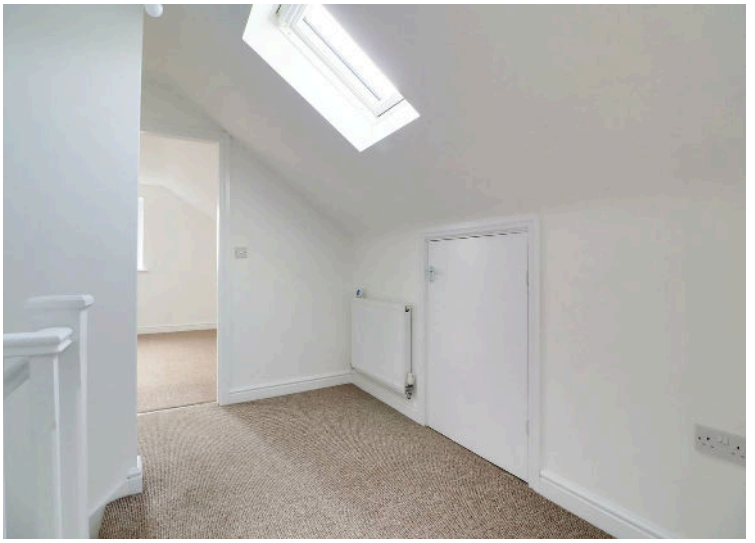
Bathroom
6' 4" x 7' 3" (1.92m x 2.22m)

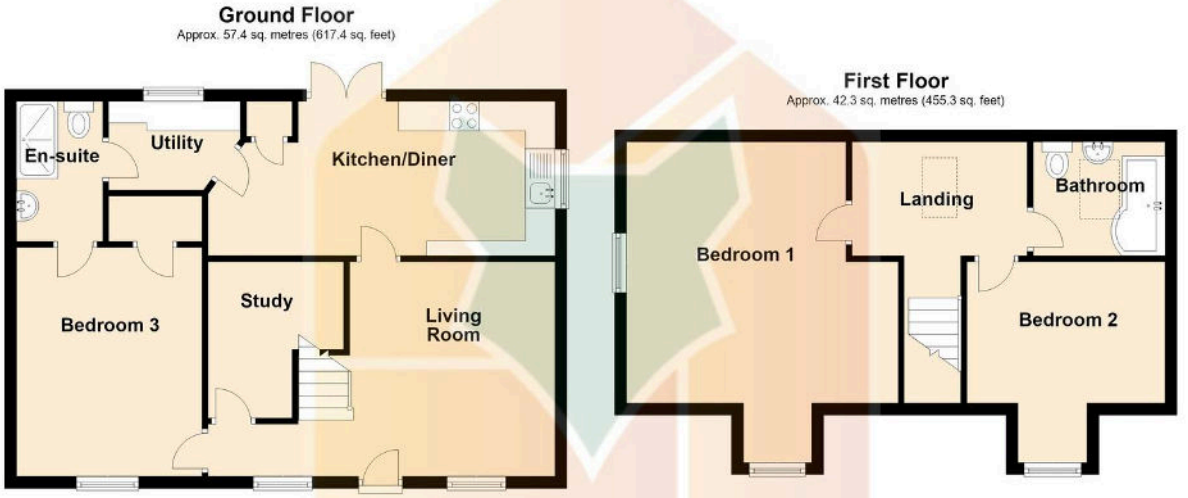




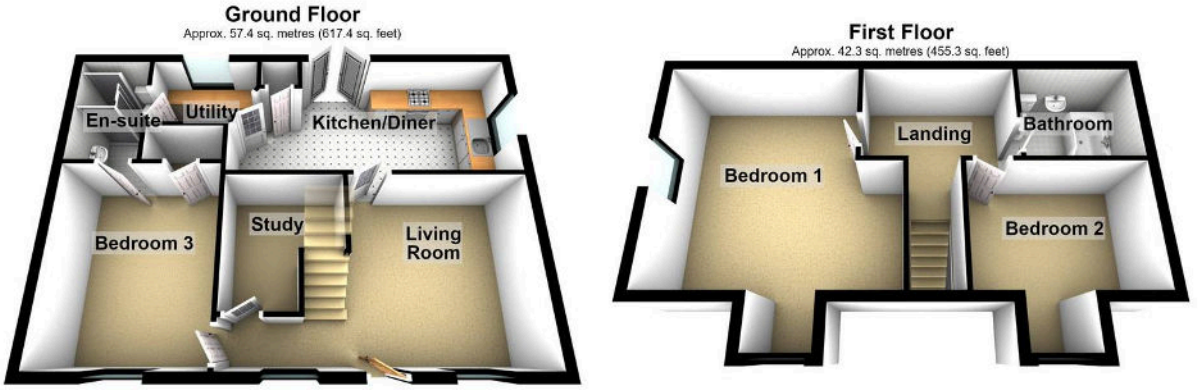








Total area: approx. 99.7 sq. metres (1072.8 sq. feet)



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Paul Fox Estate Agents

Paul Fox Estate Agents, 15-17 High Street - DN9 1EP

01427 339100

epworth@paul-fox.com

www.paul-fox.com/

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