



7 Farrishes Lane
South Ferriby
North Lincolnshire
DN18 6HG

- Refurbished two bedroom centre cottage
- Forward facing lounge with log burning store,
- Refurbished kitchen
- Classically appointed ground floor bathroom
- Decked rear garden
- **EPC RATING : D**

£69,950



Further information and viewings: DDM Residential - Barton Office - 01652 661166

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DESCRIPTION

A stunningly presented refurbished centre terrace cottage offered with the benefit of no upward chain. The beautifully lit property includes a forward facing lounge with exposed brick chimney breast with inset cast iron log burning stove, stylish kitchen appointed with a range of white fronted units with Travertine tiled splashbacks and a period style family bathroom with classic suite and shower over the bath. To the first floor there are two generous bedrooms, one of which includes a decorative fireplace and the gas fired central heating boiler is situated in the second bedroom. The property is completed by a raised balustraded deck. Early viewing highly recommended.

ACCOMMODATION

LOUNGE

11' 10" x 11' 8" (3.60m x 3.55m)

Panelled entrance door, uPVC double glazed sash window to the front aspect, central beam, striking exposed brick fireplace with flagged hearth and inset cast iron log burning stove, TV aerial point, telephone point, radiator and high level store cupboard.

KITCHEN

11' 7" max x 7' 7" (3.53m max x 2.31m)

Being appointed with a refurbished kitchen in white with oak work surfacing to include stainless steel single sink unit with cupboards under, space and plumbing for washing machine, four ring stainless steel hob with extractor hood over and oven under, four additional storage units at eye level, radiator, matching work surfacing and shelving under the stair with space for both refrigerator and freezer, natural Travertine tiled splash areas, uPVC double glazed window, cottage staircase and ledge and braced door to:

REAR ENTRANCE

Half glazed door and store cupboard.

BATHROOM

5' 9" max x 5' 5" (1.75m max x 1.65m)

With suite in white to include panelled bath with mixer tap and shower over, low flush wc, wash basin on chrome stand, store cupboard, natural marble effect tiling to full height and to the floor, extractor fan, inset ceiling spot lights and uPVC double glazed window.



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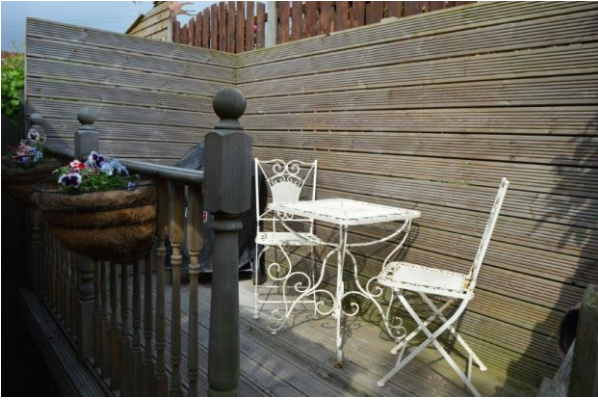


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BEDROOM 1

11' 11" x 11' 8" (3.63m x 3.55m)

uPVC double glazed sash windows enjoying views towards the river Humber to the front, radiator and feature decorative cast iron fireplace.

BEDROOM 2

11' 11" x 7' 7" (3.63m x 2.31m)

uPVC double glazed window to the rear aspect, radiator, beamed ceiling and cupboard housing the gas fired combination boiler.

OUTSIDE

A gated and shared personnel corridor allows pedestrian access to the rear of the property and continues to the adjoining property. There is a raised balsustraded and screened deck to complete the property.

REF: BA16/031

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