



Chestnut Cottage

Riverside, Long Drax, Selby, YO8 8NH

Asking Price Of £225,000

Property Features

- Extended Semi Detached Cottage in rural Hamlet
- Sitting Room, Living Room, & 15' Breakfast Kitchen
- 4 Bedrooms & 2 Bathrooms
- Oil CH, uPVC DG, Integral Garage & Gardens
- Views over the River to front & Grassland to rear

Full Description

SITUATION

From Goole take the A645 towards Drax and at the roundabout near to Drax Power Station take the second exit onto New Road. Take the second right turn into Carr Lane and then the first left turn into Sharp Hill Lane. At the fork in the road bear right into Langrick Road and proceed around the sharp left hand bend into Long Drax where Chestnut Cottage will be found on the left hand side of Riverside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an extended and much improved Semi Detached Cottage being situated in an excellent rural position in the Riverside Hamlet of Long Drax which is conveniently placed for the Towns of Selby and Goole and within six miles of J36 of the M62 motorway. The spacious and well presented accommodation which has been re-decorated throughout presently comprises:-

GROUND FLOOR

ENTRANCE LOBBY

Radiator and enclosed staircase leading to the First Floor.

SITTING ROOM 12' 0" x 12' 0" (3.66m x 3.66m)

Recessed feature fireplace with Yorkstone hearth, built-in cupboard to alcove, radiator, two wall lights and Oak floor.

BREAKFAST KITCHEN 15' 9" x 9' 9" (4.8m x 2.97m)

Range of Shaker style units comprising single drainer sink unit, base units with worktops, pan drawers and wall cupboards. Built-in double oven and ceramic hob with extractor over. Radiator, downlighters, part ceramic tiled walls and slate tiled floor. Understairs cupboard and uPVC door leading to the rear garden.



LIVING ROOM 12' 3" x 12' 0" (3.73m x 3.66m)

Radiator, two wall lights, Oak floor and patio doors leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing are:-

MASTER BEDROOM 11' 9" x 10' 3" (3.58m x 3.12m)

Radiator and leading to:-

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin with tiled splashback and low flush W.C. Heated towel rail, downlighters and ceramic tiled floor.

FRONT BEDROOM 12' 6" x 10' 0" (3.81m x 3.05m)

Radiator.

FRONT BEDROOM 12' 0" x 5' 6" (3.66m x 1.68m)

Radiator and cupboard over stairs housing cylinder.

REAR BEDROOM 12' 6" x 11' 9" (3.81m x 3.58m)

Radiator.

HOUSE BATHROOM

White suite comprising panelled in Air bath, pedestal wash basin and low flush W.C. Heated towel rail, downlighters, part ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

Integral GARAGE 16' x 12'6" with electric roller door to front, oil central heating boiler, power laid on and paved area to front providing additional OFF STREET PARKING facilities.

UTILITY ROOM / STORE 11' x 8'

SUMMERHOUSE 11'6" x 11'6"

Lawned garden area to rear.

The property enjoys views over the river to the front and grassland at the rear.



SERVICES

It is understood that mains water and electricity are laid to the property with drainage to a new septic tank. There is oil fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the Selby District Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

PROPERTY TO SELL ?

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

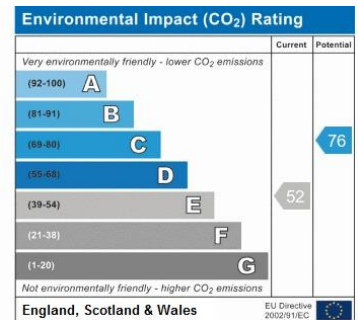
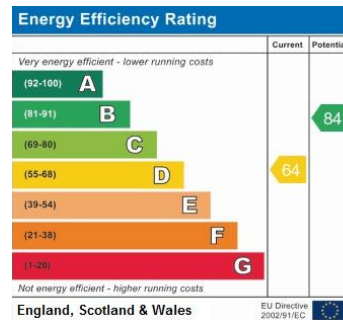
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLAN

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Chestnut Cottage, Langrick Road, Long Drax, Nr Selby



Address:
Chestnut Cottage, Long Drax, Selby, YO8 8NH
Reference:
9616-2862-7597-9397-7005