



maxwell hodgson
estate agents
FOR SALE
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www.maxwell-hodgson.co.uk

Owl End Cottage

12 The Village, , Thorp Arch LS23 7AG

£380,000 | Freehold

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Attractive stone semi detached cottage close to the centre of Thorp Arch Village. Well presented, spacious living dining room. Kitchen, cloakroom/WC and ground floor bedroom 2 with double doors onto the garden. Upstairs bed 1 + dressing room and shower room. Offering huge potential to extend and reconfigure (subject to relevant planning permissions).
EPC Grade E.

Entrance Hall

Timber entrance door with multi paned glazing.

Cloakroom/ WC

Fitted with two piece suite comprising low flush wc and wash hand basin with vanity cupboard below. Radiator. Timber obscure glazed window to rear.

Sitting Dining Room

20'10" x 13'4" (6.35 x 4.06)
Feature floating timber mantel and stone raised hearth with exposed brick inset. PVCu double glazed window to front and side. Additional timber window to side with secondary glazing. PVCu door to front. Two wall light points. Two radiators. Stairs to first floor.

Kitchen

10'3" x 9'10" (3.12 x 3.00)
Fitted with base, wall and drawer units with complementing laminate worksurfaces. Inset stainless steel sink and drainer with chrome mixer tap. Tiled splashback. Electric oven and inset hob with cooker hood over. Freestanding Bosch dishwasher, Indesit washing machine and American style Kenwood fridge/freezer. Radiator. PVCu double glazed window to rear and door to rear garden.

Bedroom Two

11'10" x 10'10" (3.61 x 3.30)
PVCu double glazed window to front and double doors leading onto patio area. Two radiators.

Landing

Access to loft room. PVCu double glazed arched window to side. Radiator.

Bedroom One

13'8" x 10'3" (4.17 x 3.12)
PVCu double glazed window with lovely views to rear. Radiator, open square arch to

Dressing Area

Radiator, double built in wardrobe with hanging rail and shelf above. Single airing cupboard housing the Worcester gas combination boiler. PVCu double glazed window to front.

Shower Room

Fitted with white suite comprising double shower enclosure, electric shower, pedestal wash hand basin and low flush close couple WC. Part tiled walls. Radiator.

Loft Room

Accessed by loft ladder. Window to side.

Outside Front

Stone wall to front boundary with timber hand gate and path leading to entrance door. Lawn area and shrub beds. Gravelled drive leading to detached garage.

Outside Rear

Path along the perimeter of the property with paved patio area. Lawn with hedge or stone wall to the boundaries.





Detached Garage

19'3" x 8'5" (5.87 x 2.57)

With up and over door. Timber window to rear. Power and light. Storage into eaves.

Services

All mains services are understood to be connected to this property.

Council Tax

We understand the property has been placed in council tax band E.



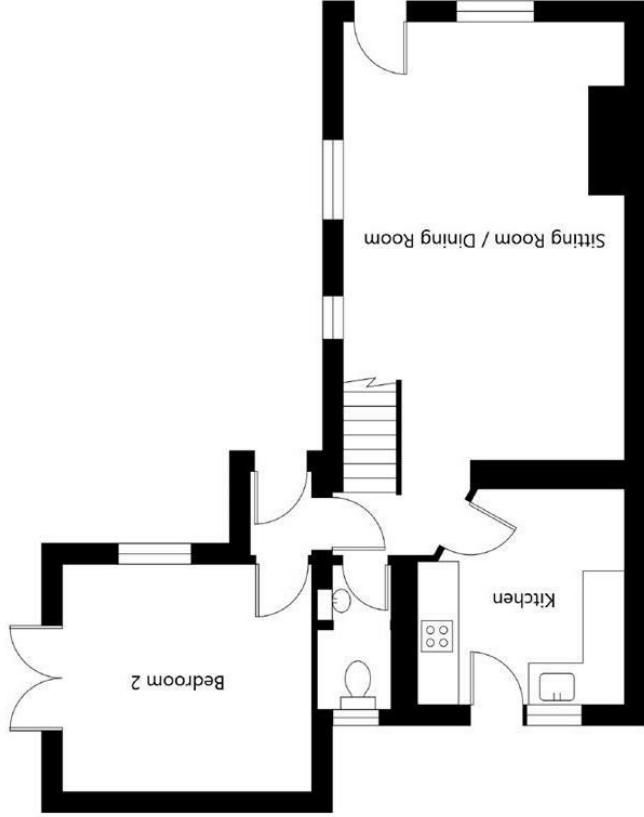


On entering Boston Spa village from the A1, proceed to the centre of the village and turn left onto Bridge Road, following the signpost for Thorp Arch. Proceed down the road and over the bridge and continue along this road into the village, where the property can be found on the Right hand side, identified by our for sale board

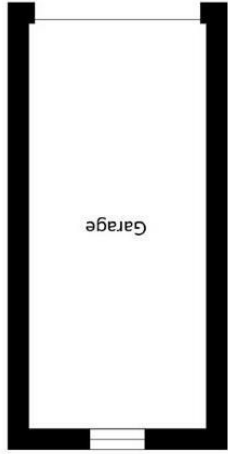
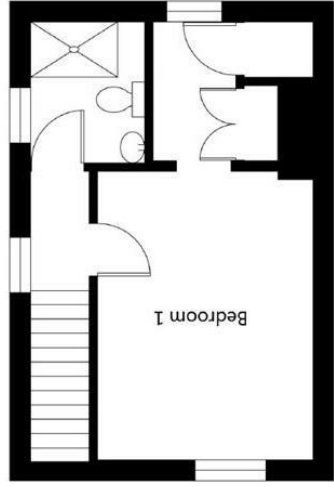
Directions



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 591 SQ FT / 54.87 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 279 SQ FT / 25.92 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 870 SQ FT / 80.79 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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