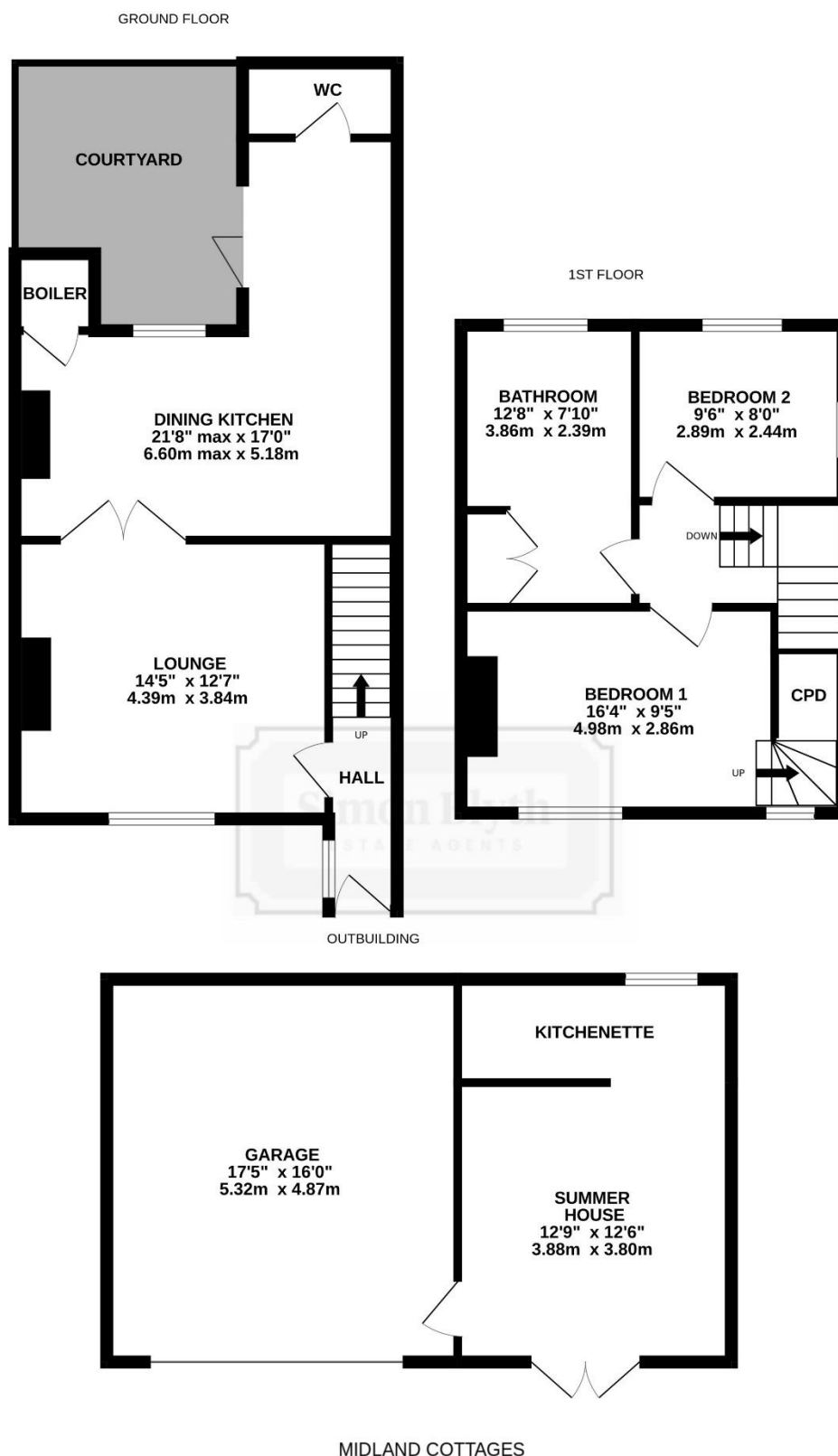




**6 MIDLAND COTTAGES, OLD ROYSTON, S71 4EE**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

This former railway cottage has been lovingly renovated and, from the moment you walk in, there is a feeling of space. Set in an idyllic countryside location, there are plenty to offer at this two bedroom cottage. With plenty of walks from the front door, this property also has the convenience of local amenities, schooling and access to commuter links. This is a must see property from its kerb appeal to the modern luxuries inside.

The property briefly comprises of lounge, kitchen / diner and downstairs WC.

The first floor accommodation offers two double bedrooms and family bathroom. The property also has a garage with driveway, separate garden area and summer house with kitchenette.

**Offers Around £270,000**



## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a composite door with inset glass panel into the entrance porch. The porch contains an inset spotlight, a double glazed window to the side of the property and a door leading through to the entrance hall. There is a central heating radiator, stairs leading to the first floor and a further door providing access to the ground floor accommodation.



### LOUNGE

Measurements – 14'5" x 12'7" (4.39m x 3.84m)

The lounge is a generously proportioned reception room with a bank of double glazed windows to the front of the property, inset spotlighting to the ceiling and a central heating radiator. The focal point of the room is the chimney breast which has got a brick back to it and a wooden mantel piece and surround with a tile half and an electric fire inset. There are also wooden floors, coving to the ceiling and a storage cupboard.









## DINING KITCHEN

*Measurements – 21'8" max x 17'0" (6.60m max x 5.18m)*

The dining kitchen is a spacious room which has a selection of units at both the high and low level, an integrated dishwasher, integrated washing machine and built in fridge freezer unit. There is also a built in Beko grill oven and a Beko microwave, a one and a half bowl sink unit with draining board and a Beko four ring induction hob with a cooker hood extractor fan above. There are Velux windows to the ceiling and double glazed windows which overlook the courtyard to the rear of the property. The kitchen includes storage cupboards in and around the chimney breast, an under stairs storage cupboard and a cupboard to the rear which houses the property's boiler. There are bi-folding doors leading on to the courtyard, inset spotlighting to the ceiling, ceiling light point above the dining table area and two vertical central heating radiators. A doorway leads through to the downstairs W.C.







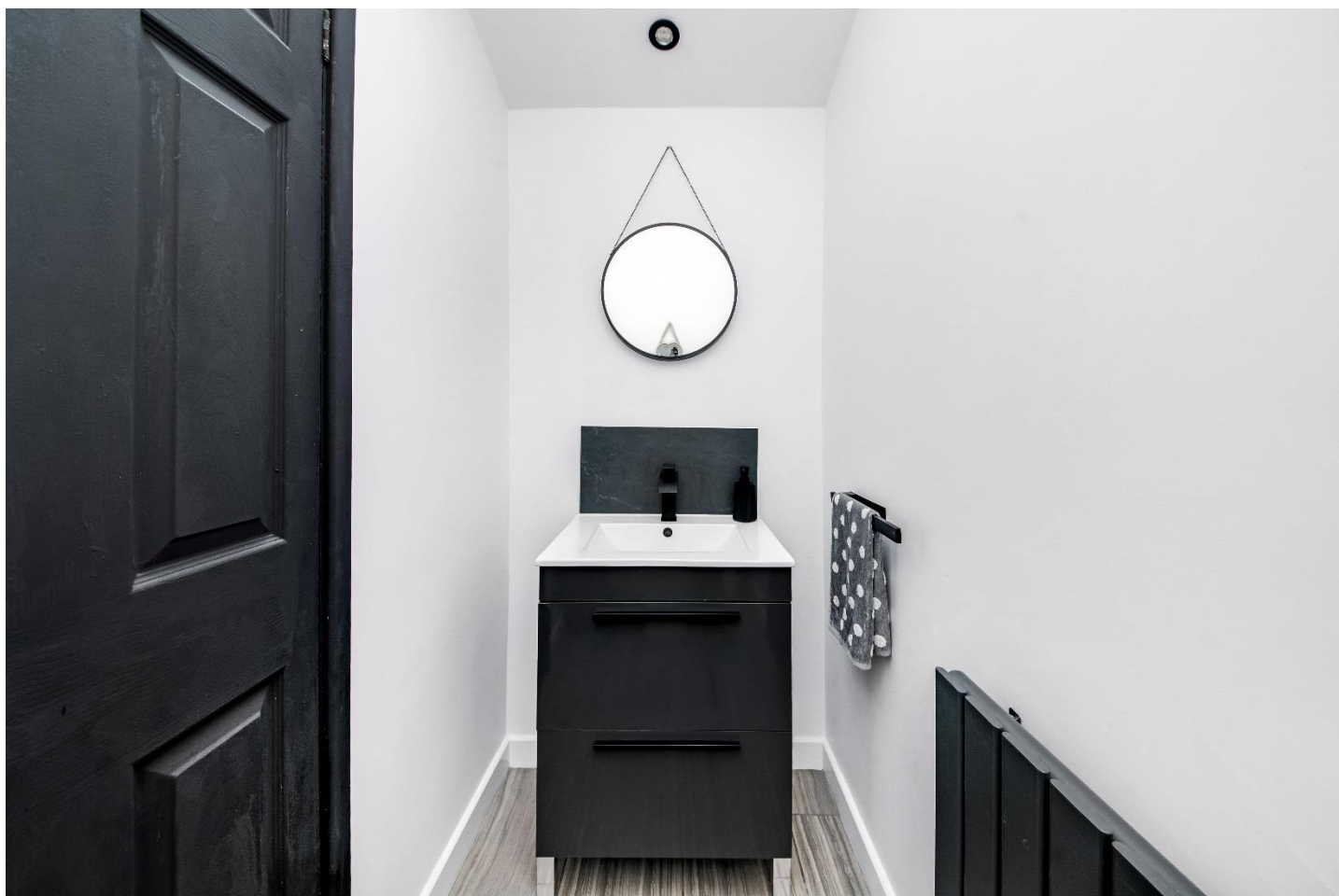






### DOWNSTAIRS W.C.

The downstairs W.C. contains a two piece suite comprising of a low level W.C., a wash hand basin set within a vanity unit, Velux ceiling window, inset spotlighting and a vertical style central heating radiator.





## FIRST FLOOR

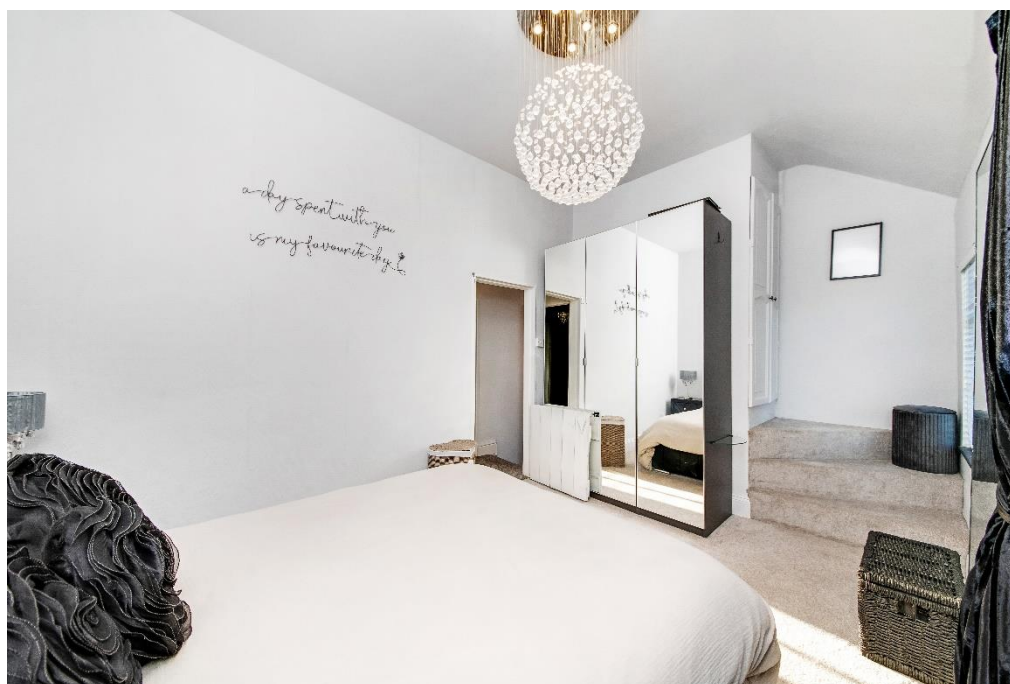
### FIRST FLOOR LANDING

The first floor landing is spacious with a ceiling light point and doors providing access to bedrooms one and two and the house bathroom.

### BEDROOM ONE

Measurements – 16'4" x 9'5" (4.98m x 2.86m)

Bedroom one is a large and spacious room with plenty of storage. It has two double glazed windows to the front elevation, a central ceiling light point, a contemporary style central heating radiator, high ceilings and an additional storage cupboard.

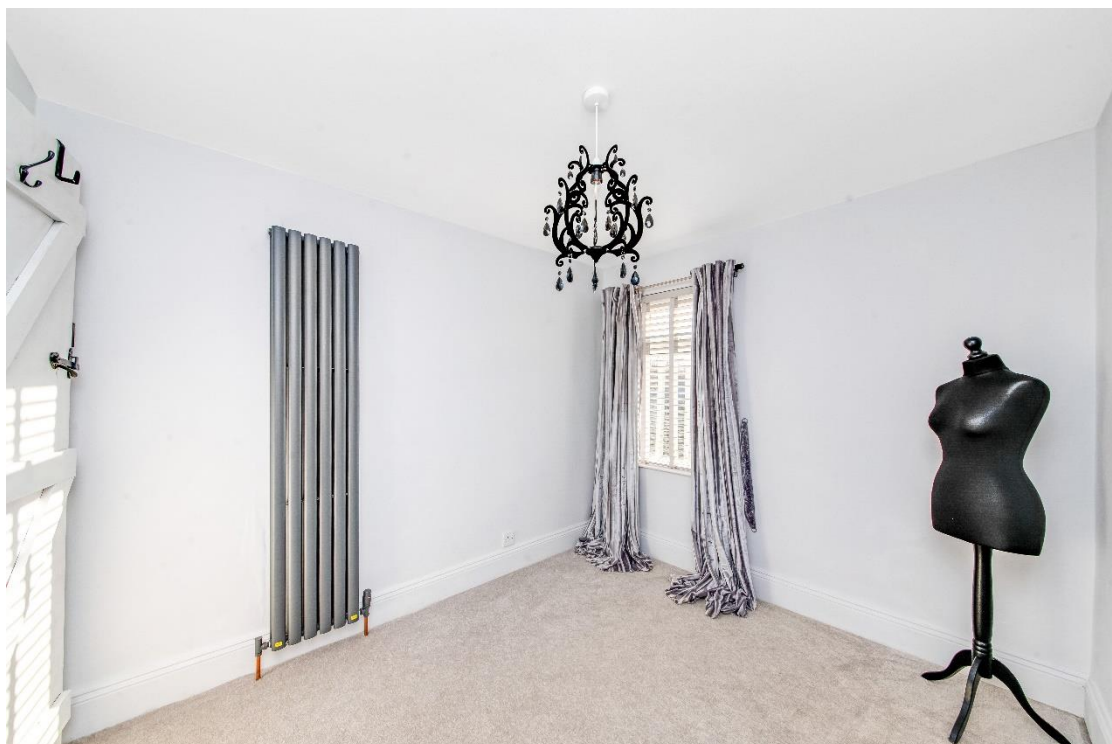




## BEDROOM TWO

Measurements –  
9'6" x 8'0" (2.89m x  
2.44m)

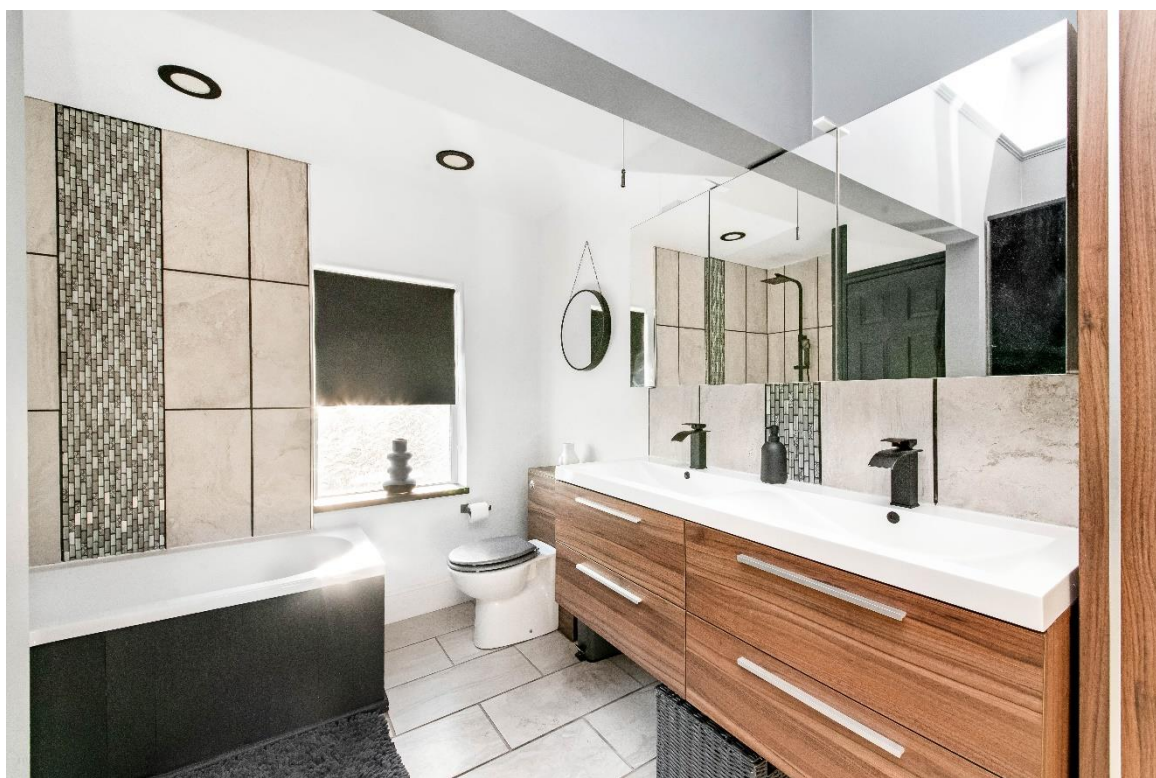
Bedroom two is a double bedroom which features a central ceiling light point, double glazed windows to the rear elevation and a vertical style column central heating radiator.



## HOUSE BATHROOM

Measurements – 12'8" x 7'10" (3.86m x 2.39m)

The house bathroom features a four piece suite comprising of a low level W.C, a bath with shower attachment above which consists of a handheld head and a waterfall effect head. There is a double basin vanity unit with drawers beneath, double glazed window with obscure glass and storage cupboards which are home to the property's immersion tank. There are built in cupboards, a ceiling light point and inset spotlighting to the ceiling, tiled splashback to the sink, tiling to the floor and ceiling surrounding the bath. There is also loft access point which provides access to a boarded loft space.









## OUTSIDE

### EXTERNAL

To the front of the property there is a low maintenance garden with flower and shrub boarder. There is a small courtyard area as well as a garden area which is separate to the property consisting of a garage and parking for two vehicles. To the rear, there is a delightful garden area ideal for entertaining and alfresco dining. This superb space includes a stone flagged patio area with artificial grass, perfect for enjoying the afternoon and evening sun.

### SUMMER HOUSE/KITCHENETTE

*Measurements – 12'9" x 12'6" (3.88m x 3.80m)*

The summer house contains a kitchenette and a low maintenance yard, perfect for outside entertainment. The kitchenette has stainless steel sink and basin with splashback and a range of wall and base units, integrated electric hob, inset spotlighting to the ceiling, double glazed windows to the rear of the property, double glazed patio doors on to the yard and a doorway leading through to the garage.

























## **ADDITIONAL INFORMATION**

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – B

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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PROPERTY VIEWING NOTES





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