



Soyland Town Road, Soyland, HX6 4NB
£160,000

E&H Holmes
ESTATE AGENTS

Situated in the heart of Soyland Village is this three bedroom, mid terrace cottage with detached garage which is in need of a full program of modernisation and renovation. This house offers the ideal opportunity to create a true country home in a stunning rural location.

The accommodation, in brief, comprises: Entrance vestibule, lounge, dining kitchen and bathroom. On the first floor are three bedrooms. Across the road from the property is the detached garage and access to an outbuilding.

EPC - TBC

Council Tax Band - B



Entrance Vestibule

Wooden door to front elevation.

Lounge 13'0" max x 13'10" (3.968 max x 4.223)

Gas fire. Built in cupboards. UPVC double glazed window to front elevation.

Kitchen 8'10" x 8'0" (2.713 x 2.460)

Stainless steel sink. Gas cooker and electric cooker point. UPVC double glazed window to rear elevation.

Bathroom 6'3" x 5'4" (1.929 x 1.637)

Wash hand basin. Low flush W.C. Bath with electric shower over.

Landing

Stairs leading from kitchen.

Bedroom One 10'9" x 12'4" (3.299 x 3.782)

Built in wardrobes. UPVC double glazed window to front elevation.

Bedroom Two 11'10" x 6'4" (3.609 x 1.939)

Loft access. UPVC double glazed window to rear elevation.

Bedroom Three 6'9" x 7'2" (2.069 x 2.209)

Cupboard housing water tank. UPVC double glazed window to rear elevation.

Detached Garage 14'5" x 14'8" (4.408 x 4.475)

Up and over doors. Power. Light. Water. Wooden door to side. Double glazed windows to side.

Yard

Access to a gated yard next to the garage is shared with neighbouring properties. This provides access to an outbuilding and the facility to dry washing.

Council Tax Band B

Location

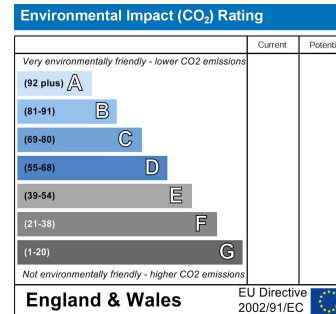
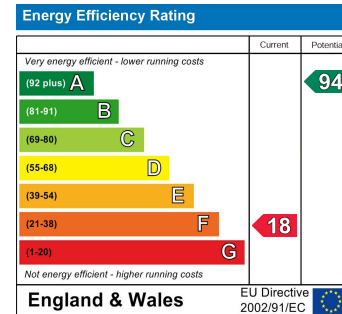
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property are:
reclining.drunk.tonight

Disclaimer

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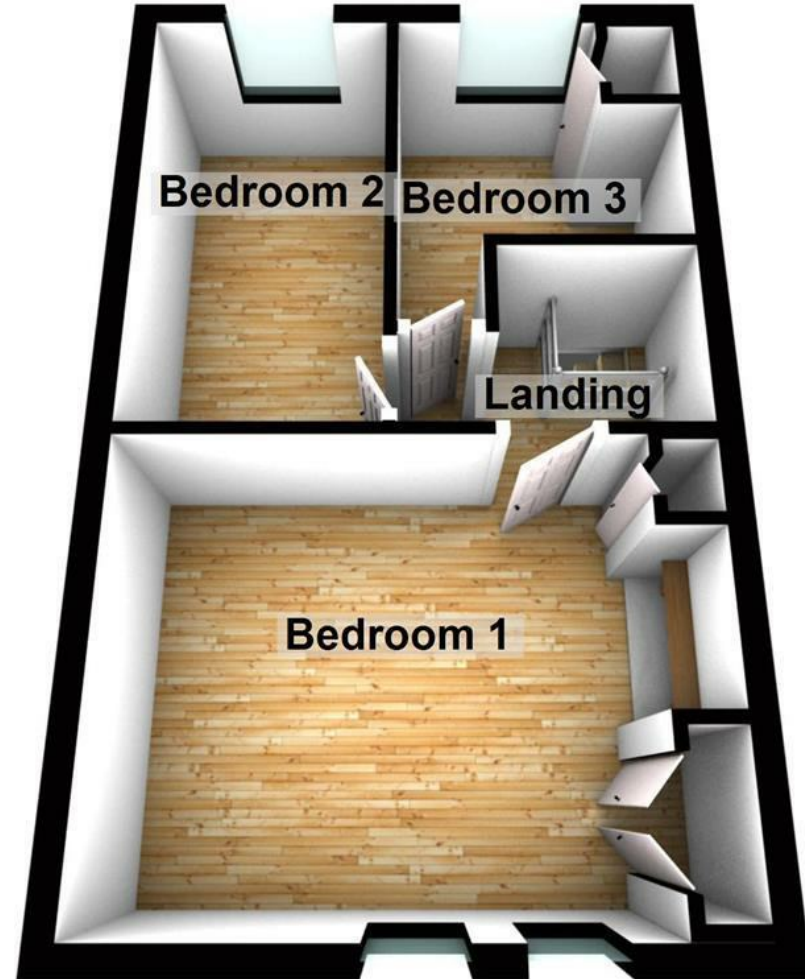
Ground Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 62.2 sq. metres (669.8 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.

Plan produced using PlanUp.

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