



10 Manchester Square, New Holland, DN19 7RQ

New £55,000



- No Upward Chain
- In need a Full Refurbishment
- Traditional Mid Terrace Cottage
- Two Double Bedrooms
- Vacant Possession
- Grade II Listed
- Enclosed Private Rear Courtyard
- Ideal Investment

Bell Watson bring to the market this great investment opportunity in a residential area of New Holland. The property requires refurbishment and comprises lounge and dining kitchen to the ground floor with two double bedrooms and bathroom to the first floor. There is a courtyard to the rear and communal green to the front. Gas central heating.





ACCOMMODATION

A Grade II listed property in need of refurbishment, arranged over two floors.

LOUNGE 4.29m (14' 1") x 3.66m (12' 0")

A timber glazed front door leads straight into the lounge having a cast iron log burner, light fitting to the ceiling, a timber sash window to the front aspect, a central heating radiator and stairs to the first floor.

DINING KITCHEN 4.25m (13' 11") x 3.64m (11' 11")

Have two light fittings to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and timber external door to the courtyard.

There is a feature Pot Belly Stove Set within a brick surround.

LANDING

Having a pendant light to the ceiling and a central heating radiator.

BEDROOM ONE 3.65m (12' 0") x 3.37m (11' 1")

With timber framed window to the front elevation, a built in cupboard, a light fitting to the ceiling and central heating radiator.

BEDROOM TWO 3.65m (12' 0") x 2.02m (6' 8")

With timber sash window to the rear elevation, pendant light to the ceiling and a central heating radiator.

BATHROOM 2.67m (8' 9") x 2.12m (6' 11")

Providing a bath with electric shower over, a pedestal wash basin and close coupled WC. There is a light to the ceiling, a timber sash window to the rear elevation, a built in airing cupboard, a central heating radiator and the Ideal gas combination boiler can be located here.

OUTSIDE

There is a communal green to the front of the property and private courtyard area to the rear.

SERVICES (not tested)

Mains gas, electric, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax banding for this property is BAND A as confirmed by North Lincolnshire Council.

PROPERTY MISDESCRIPTION

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