



1 & 3 Ermine Street, APPLEBY, DN15 0AA

Price £299,995



- Character Property in Conservation Area
- Renovations Required
- Multiple Outbuildings
- Oil Central Heating
- Two Semi Detached Houses Sold as One
- Large Gardens
- Chain Free
- NOT A LISTED PROPERTY

Bell Watson are excited to market this pair of semi detached properties located in the picturesque village of Appleby. Previously known as The Old School House these properties are in need of refurbishment with potential to be renovated as one large detached character property. Both properties provide an entrance hall, lounge, kitchen, separate utility room, ground floor bathroom with three bedrooms to the first floor. SIX BEDROOMS in total. There are a range of outbuildings and the properties a sit on a great size plot. The properties are not listed, however, they are within a conservation area.



LOCATION

Located within the popular village of Appleby which is situated approximately 5 miles from Scunthorpe and 2.5 miles from Winterton. Access to motorway networks and the Humber Bridge are all within close proximity.

ACCOMMODATION

A pair of three bedroom semi detached properties, arranged over two floors and in need of refurbishment. The properties are to be sold with covenant obliging the buyer, at their own expense, to erect and maintain a timber fence to the northern and western boundaries of the properties within three months of completion. The properties will be sold with the access direct from Ermine Street towards the south of the plot, which provides access to the front elevation of No.1 and the side elevation of No.3

NUMBER ONE ENTRANCE HALL

Enter number 1 via the front timber door with central heating radiator and a carpeted staircase to the first floor.

LOUNGE 4.24m (13' 11") x 4.08m (13' 5")

With open fire, timber framed window to the front aspect, light fitting to the ceiling, a central heating radiator and large under stairs storage cupboard.

KITCHEN 4.25m (13' 11") x 2.71m (8' 11")

Providing a range of units with counter tops having tiled splash backs and a stainless steel sink. Timber framed window to the front aspect, light to the ceiling and a central heating radiator.

UTILITY ROOM 1.56m (5' 1") x 1.20m (3' 11")

Fitted with plumbing, a timber framed window and light to the ceiling.

REAR HALL 2.73m (8' 11") x 1.43m (4' 8")

Having a light and roof space access to the ceiling, a timber framed window to the rear aspect, a central heating radiator, a timber external door and carpeted flooring.

BATHROOM 2.71m (8' 11") x 1.42m (4' 8")

Incorporating a bath with tiled surround and electric shower over, a pedestal wash basin and close coupled WC. There is a light fitting to the ceiling, an obscured timber framed window to the front aspect, a central heating radiator and cushion flooring.

LANDING

With a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM ONE 4.23m (13' 11") x 2.79m (9' 2")

Having built in cupboards, a timber framed window to the side elevation, light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.09m (10' 2") x 3.05m (10' 0")

with a timber framed window to the front elevation, light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE/STUDY 3.18m (10' 5") x 1.94m (6' 4")

with a timber framed window to the side elevation, light to the ceiling, a central heating radiator and carpeted flooring.

NUMBER THREE ENTRANCE HALL

Enter the property via the timber frame front door into the entrance hall with a central heating radiator.

KITCHEN 4.23m (13' 11") x 2.41m (7' 11")

Fitted with a range of units, a stainless steel sink, a timber framed window to the front aspect, a light fitting to the ceiling, electric radiator and laminate flooring.

UTILITY ROOM 1.96m (6' 5") x 1.55m (5' 1")

Fitted with plumbing having a timber framed window to the rear aspect and a light to the ceiling.

LOUNGE 4.48m (14' 8") x 4.24m (13' 11")

Providing an open fire, pendant light to the ceiling, timber framed window to the front aspect, a large under stairs storage cupboard and carpeted flooring.

BATHROOM 3.39m (11' 1") x 2.46m (8' 1")

Fitted with a bathtub with tiled surround, a wall mounted sink and low flush WC. There is a light fitting and roof space access to the ceiling, an obscure timber framed window to the rear aspect, a central heating radiator and electric radiator and hard flooring.

LANDING

With timber framed window to the side elevation and light fitting to the ceiling.

BEDROOM ONE 4.20m (13' 9") x 3.33m (10' 11")

Having a feature fireplace, a timber framed window to the front elevation, central heating and electric radiators.

BEDROOM TWO 4.20m (13' 9") x 2.39m (7' 10")

Accessed via bedroom one, fitted with built in cupboards, a timber framed window to the rear elevation, central heating and electric radiators.

BEDROOM THREE 2.98m (9' 9") x 2.32m (7' 7")

Having a light to the ceiling, a central heating radiator and timber framed window to the side elevation.

MAIN OUTBUILDING 4.19m (13' 9") x 2.74m (9' 0")

Providing plumbing, a stainless steel sink, power and uPVC double glazed door and windows.

OUTSIDE

The properties are sat within large gardens mainly laid to lawn with multiple outbuildings.

SERVICES (not tested)

Mains electricity, water and drainage are understood to be connected to the property with oil central heating to No.1 and electric heating to No.3

COUNCIL TAX

The Council Tax bands for both properties are Band B as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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