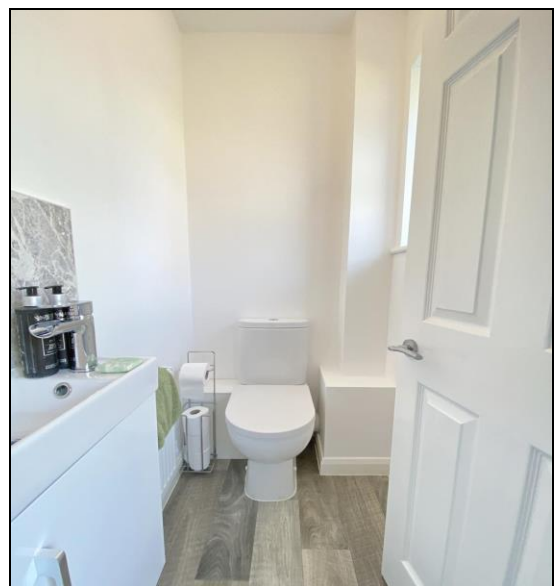


22A Charles Cotton Street



**£155,000**

# 22A Charles Cotton Street

Open House are proud to bring to the market this immaculate property. Developed two years ago this wonderfully finished two bedroom terraced property is set within the sort after catchment of Graham Balfour School which includes an open plan ground floor with lounge, dining area and a beautiful fitted kitchen with the added advantage of a guest cloakroom. Upstairs there are two good sized bedrooms and a beautifully appointed bathroom with separate shower cubicle and bath. Outside, an enclosed garden to the front and to the rear and through the rear gate, off road parking for two vehicles. Close by are schools and a local supermarket.

## GROUND FLOOR

Canopy porch, courtesy light, uPVC double glazed door leading into:-

### Hall

Radiator with thermostatic control, stairs to first floor landing, ceiling light point, multiple power points, door leading into :-

### Open Plan Living Area 3.89m (12' 9") max x 3.84m (12' 7")

Although open plan the property has been designed to clearly identify the various zones:

Lounge Area:- uPVC double glazed window to front, radiator with thermostatic control, multiple power points, ceiling light points, grey fitted carpet, under stairs storage area. Leading into:-

### Dining & Kitchen Area 3.35m (11' 0") min x 2.69m (8' 10") min

Oak effect vinyl flooring, space for dining table and chairs, two ceiling light points. A new fitted kitchen range with matching wall and base units in a white high gloss finish and including cupboards and drawers, integrated fan assisted electric oven and grill, space and plumbing for washing machine, space for upright fridge freezer. Work surface over with matching up-risers, inset stainless steel sink and drainer, inset 4 burner gas hob with stainless steel extractor hood and chimney over with down light and decorative glass splash back, multiple power points, uPVC double glazed window to the rear, uPVC double glazed door to rear, door to:-

### Guest WC

Continuation of oak effect vinyl flooring, white suite with close coupled WC, vanity unit with cupboard and top mounted sink with waterfall mixer tap, uPVC double glazed opaque window to rear, ceiling light point, extractor.

## FIRST FLOOR

Stairs with chrome handrail leading to:-

### Landing

Ceiling light point, hatch to loft, doors to two bedrooms and family bathroom.

### Bedroom 1 3.83m (12' 7") x 3.17m (10' 5")

uPVC double glazed window to front, radiator with thermostatic



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

control, multiple power points, ceiling light point, door to small walk-in wardrobe

**Bedroom 2** *3.36m (11' 0") x 1.95m (6' 5")*

uPVC double glazed window to rear, radiator with thermostatic control, multiple power points, ceiling light point.

**Bathroom 2** *2.46m (8' 1") x 2.06m (6' 9")*

uPVC double glazed opaque window to rear, oak effect vinyl flooring, shower cubicle with waterproof wall panels, wall mounted hidden plumbing shower system with thermostatic bar, extractor over, recessed ceiling lights, panel bath with 'waterfall' mixer filler, vanity range with cupboards under, top mounted sink with 'waterfall' mixer tap and hidden cistern WC.

**OUTSIDE**

To the rear:- An area of lawn, gate leading to off road parking space for two vehicles, borders of decorative stone chips, outside water tap

To the front:- Fully enclosed garden with pedestrian gate, an area of lawn and York stone path leading to front door, borders of decorative stone chips

