

Prospect Road, Gornal Wood

DY3 2TP

Taylors

Offers in the Region of

£229,950

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

CHARMING & CHARACTERFUL TWO BEDROOM COTTAGE boasting a wealth of original features and quirky charm, discreetly tucked away in a peaceful position within easy walking distance of the village centre and its range of local amenities.

Bursting with character throughout, this delightful home benefits from gas central heating, double glazing, exposed beams and a host of attractive period features. The accommodation briefly comprises a cosy sitting room with feature fireplace housing a log burner, beautifully reappointed breakfast kitchen, useful CELLAR complete with an original well, first-floor landing, PRINCIPAL BEDROOM with walk-through dressing area and en-suite bathroom, together with a SECOND BEDROOM benefiting from its own en-suite shower room. Externally, the property enjoys an enclosed courtyard garden, brick-built outhouse, two adjoining former coal stores and a gated driveway to the fore.

A TRULY UNIQUE HOME OFFERING AN ABUNDANCE OF CHARM, CHARACTER AND INDIVIDUALITY – EARLY VIEWING HIGHLY RECOMMENDED!**Sitting Room** - 3.96m x 3.94m into alcove (13'0" x 12'11" into alcove)

with storage cupboard.
Kitchen - 3.61m into alcove x 3.51m (11'10" into alcove x 11'6")

with access to cellar.
Cellar - 3.58m x 2.46m (11'9" x 8'1")

First Floor Landing

Bedroom - 3.91m into alcove x 2.54m (12'10" into alcove x 8'4")

leading into dressing room.
Dressing Room - 1.7m x 1.37m (5'7" x 4'6")

with built in wardrobes.
Bathroom Ensuite - 2.13m x 1.55m max (7'0" x 5'1" max)

Bedroom - 2.64m x 2.39m (8'8" x 7'10")

with storage cupboard.
Shower Room Ensuite - 1.83m max x 0.79m (6'0" max x 2'7")

with storage cupboard housing boiler.
Brick Outhouse - 3.07m x 2.46m (10'1" x 8'1")

with adjoining two brick coal houses.
Paved Courtyard To Rear

with raised seating area.
Gated Driveway To Fore

Taylors





Council Tax Band: A

Tenure: Freehold

Property Type: Cottage

- DELIGHTFUL TWO BEDROOM CHARACTER COTTAGE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- WALKING DISTANCE OF GORNAL VILLAGE
- TWO BEDROOMS WITH ENSUITES
- GENEROUS GATED DRIVEWAY TO FORE
- EARLY VIEWING RECOMMENDED

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).
These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

MISREPRESENTATION ACT 1967
These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





Taylors



