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Suttonfield Road, Sutton, Doncaster, DN6 9JY
Guide Price £125,000 - £150,000

2 BEDROOM DETACHED COTTAGE / PERFECT PROJECT OPPORTUNITY / IN NEED OF WORK / GATED COURTYARD SETTING ALONGSIDE CONVERTED BARN / SPACE FOR OFF ROAD PARKING / GORGEOUS RURAL VILLAGE / VIEWING STRICTLY BY APPOINTMENT//

A beautiful 2 bedroom detached cottage, or at least it will be once finished, but it's not for the faint hearted - it does need work. Rose Cottage was a typical farm house, with ancillary buildings forming part of the Burghwallis estate and sold off in the 1940's. The barn has since been converted, and now Rose Cottage is vacant and hence for sale. It sits in a gated courtyard with the barn, there is a typical cottage garden to the front with space for parking 2 cars (no rear garden). The accommodation has gas central heating, some double glazing and briefly comprises: Lean to porch, entrance into a scullery with larder off, kitchen, living room and sitting room and further large store. On the first floor there are 2 double bedrooms and a large bathroom. Lovely village property, with access to neighbouring villages and amenities, plus access to the A1 and motorway networks. **VIEWING RECOMMENDED.**

ACCOMMODATION

An entrance porch leads into the property's scullery/ rear lobby.

UTILITY & PANTRY

This has a range of base units. There is an old belfast style sink, central heating radiator, a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems, a deep pantry and a door leading into a further large storage room, which could be converted to create additional ground floor living.

KITCHEN

14'9" x 7'4" (4.50m x 2.24m)

This has a range of base and wall units, there are two pvc double glazed windows to the front and rear elevations, a single drainer stainless steel sink unit, ceiling light, gas cooker point laid on, and a door into the living room.

LIVING ROOM

14'9" x 13'7" (4.50m x 4.14m)

This has two pvc double glazed windows to the front and rear elevations, pvc double glazed door, ornamental beams on display, feature central fire place, central feature open fire (not used for a number of years), and a door way into the staircase which gives access to the first floor accommodation with a further door into the front sitting room.

SITTING ROOM

15'0" x 10'1" (4.57m x 3.07m)

This has two pvc double glazed windows to the front and rear elevations, a central fireplace, deep built in cupboards to the recess, and an ornamental beam.

FIRST FLOOR LANDING

There is a pvc double glazed window to the rear, central heating radiator, and doors leading to the bedrooms and bathroom.

BEDROOM 1

15'0" x 13'3" (4.57m x 4.04m)

Bedroom 1 has a broad pvc double glazed window to the front, and a ceiling light.

BEDROOM 2

12'2" x 11'6" (3.71m x 3.51m)

This is a good sized second double bedroom, it has a pvc double glazed window to the front, central heating radiator, inbuilt cupboards providing storage, and a central ceiling light.

BATHROOM

This is a large bathroom, it is fitted with a 3 piece suite including a cast iron bath, wash hand basin and a low flush w/c. Pvc double glazed window, central heating radiator, and a deep built in linen style cupboard

OUTSIDE

The property stands within a beautiful courtyard setting, all its garden is to the front. A cottage style garden with space to provide off road parking for two vehicles.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...TBC

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take

specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30

Saturday 9:00 - 3:00 Sunday

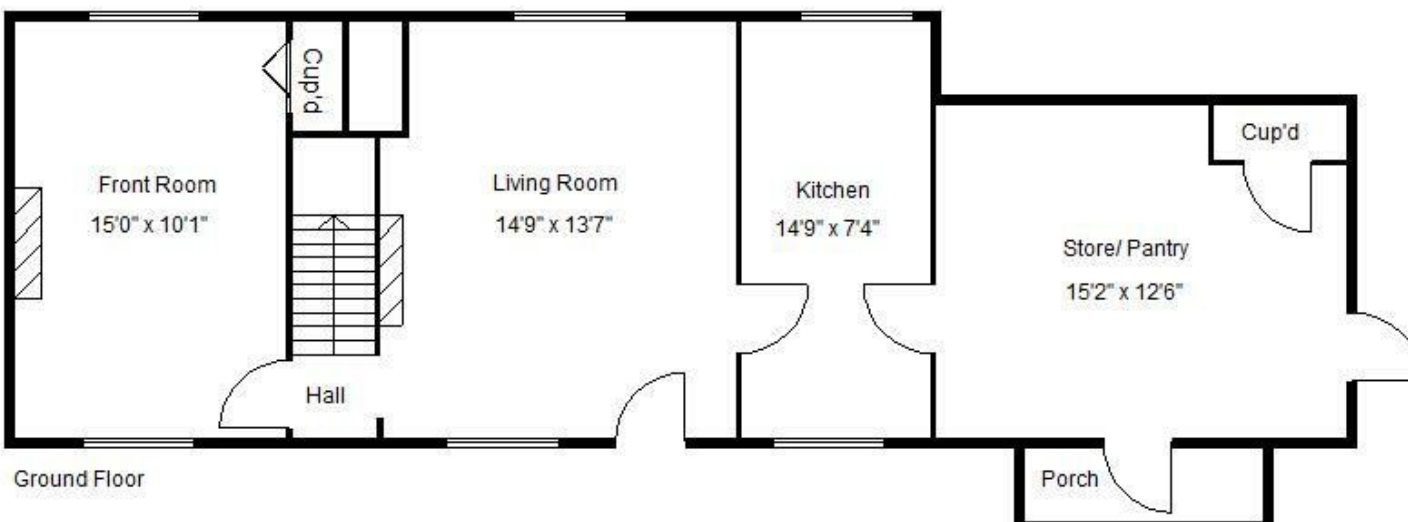
www.hortonknights.co.uk

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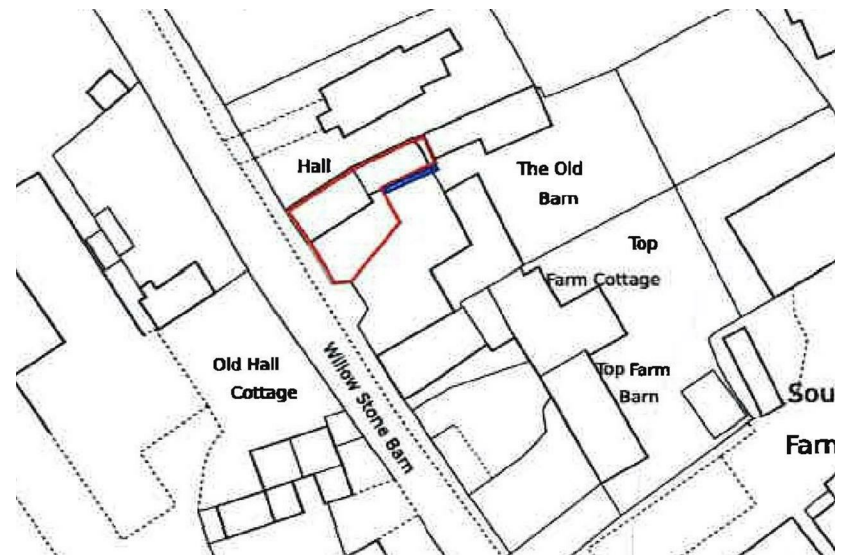
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	