



4 HARROGATE COTTAGES
LONGFRAMLINGTON





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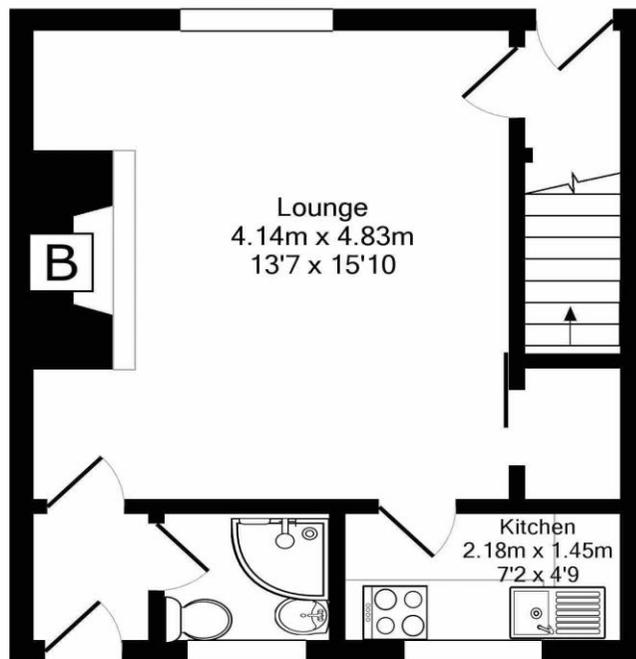
GUIDE PRICE £139,950

CHARMING STONE BUILT TWO BEDROOM TERRACED COTTAGES, OCCUPYING A QUIET POSITION OFF HARROGATE LANE, TOWARDS THE EDGE OF THE PRETTY VILLAGE OF LONGFRAMLINGTON. SET WITHIN A SMALL TERRACE OF SIMILAR PROPERTIES WITH PEDESTRIAN WALKWAY FRONTAGE, MATURE GARDENS TO FRONT AND SMALL HARD STANDING AREA TO THE REAR. BENEFITING FROM ELECTRIC HEATING AND DOUBLE GLAZING THIS DELIGHTFUL PROPERTY HAS RETAINED ALL THE CHARM YOU WOULD EXPECT FROM A PROPERTY OF THIS AGE AND STYLE WITH BEAMED CEILING, INGLENOOK FIREPLACE AND LATCH DOORS TO THE FIRST FLOOR. SUITABLE AS A MAIN HOME OR SECOND HOME/HOLIDAY LET INVESTMENT.

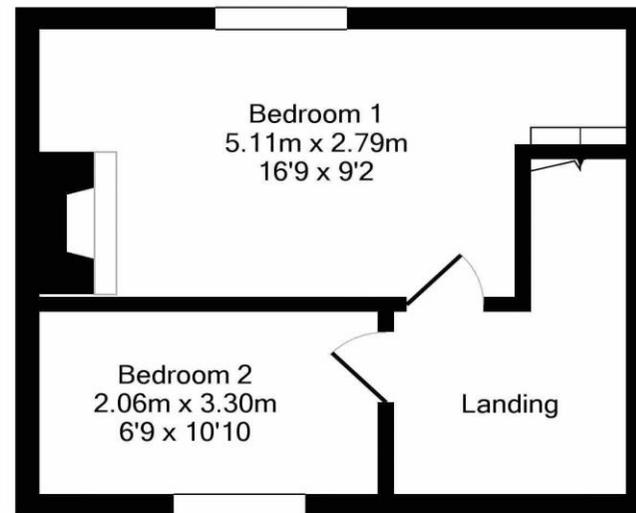
Entrance lobby with stairs to first floor | Generous Lounge with beamed ceiling and Inglenook style fireplace and wood burning stove | Fitted kitchen including integrated Oven Hob with plumbing for Dishwasher | Rear Lobby with door to rear and access to Shower room/wc | From the first floor landing master bedroom with cast iron period fireplace | Second good sized bedroom | Externally - large mature lawned garden across a pedestrian walkway to the front and small hardstanding area to the rear

Services - Mains electricity, water and drainage | Tenure - Freehold | Council Tax Band - A | EPC - F





Ground Floor
Approx. Floor
Area 35.0 Sq.M.
(377 Sq.Ft.)



1st Floor
Approx. Floor
Area 27.0 Sq.M.
(291 Sq.Ft.)

Total Approx. Floor Area 62.0 Sq.M. (668 Sq.Ft.)

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
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