



screetons



**Rose Cottage The Lane, Boothferry
Howden DN14 7EE**

£165,000

FREEHOLD

This period riverside cottage is located at Boothferry, on the north bank of the River Ouse where the A614 crosses the river. The hamlet of Boothferry lies on the outskirts of the market town of Howden which gives access to the M62 motorway network. The cottage, which is in need of full modernisation and refurbishment dates back over 250 years and was originally one of the Ferryman's cottages. The accommodation comprises, kitchen, lounge with original period cast range, two bedrooms, a bathroom and W.C. Outside there is a small garden area to the front. Oil fired central heating. The property is offered for sale with no onward chain.

EPC: E



- Period riverside cottage extending to approx 825sq ft
- In need of modernisation
- Lounge with original period cast range

Kitchen

A range of fitted base and wall units finished in timber effect laminate with laminate worktops. Tiled work surrounds and a single drainer stainless steel sink. Plumbing for a washing machine and dishwasher. Floor standing oil fired central heating boiler. One central heating radiator.

Lounge

Stairway leading to the first floor. Original cast iron range with open grate. Exposed ceiling beams. One central heating radiator.

Rear Entrance/Study

Side door access. Understairs storage cupboard. One central heating radiator.

Landing

Airing cupboard containing cistern tank. Exposed beams. One central heating radiator.

Bedroom One

To the rear elevation. Period cast fireplace having an open grate. Range of fitted wardrobes. One central heating radiator.

Bedroom Two

To the rear elevation. One central heating radiator.

Bathroom

A white suite comprising a panelled bath, fully tiled shower cubicle and a pedestal wash hand basin. One central heating radiator.

WC

A white low flush WC. One central heating radiator.

Outside

There is a small garden area to the front which is mostly laid to lawn.

Access

Access to the property is via a shared right of way from the main highway, this access road is mainly unadopted. Therefore, the maintenance is the shared responsibility of all users.

Drainage

Purchasers should note that the removal of foul drainage is via a shared sewage treatment plant, which is located within the garden of the neighbouring property 'White Cottage'.

General Information

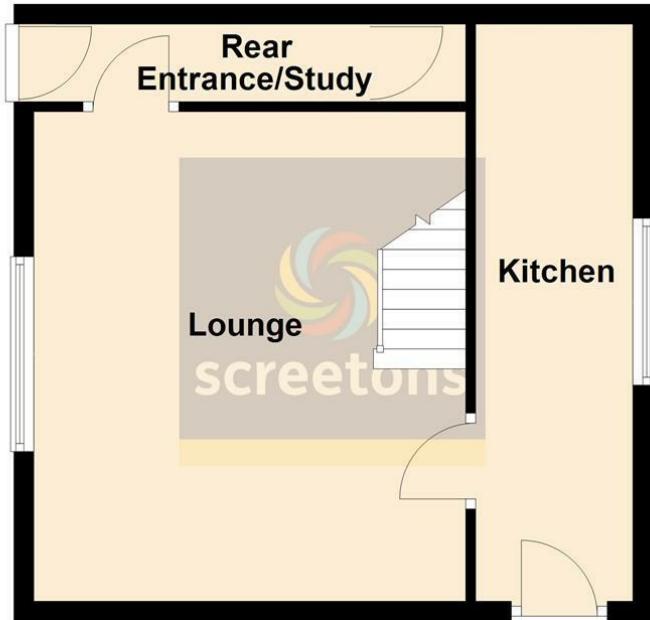
Prospective purchasers should note that the property has a flying freehold.



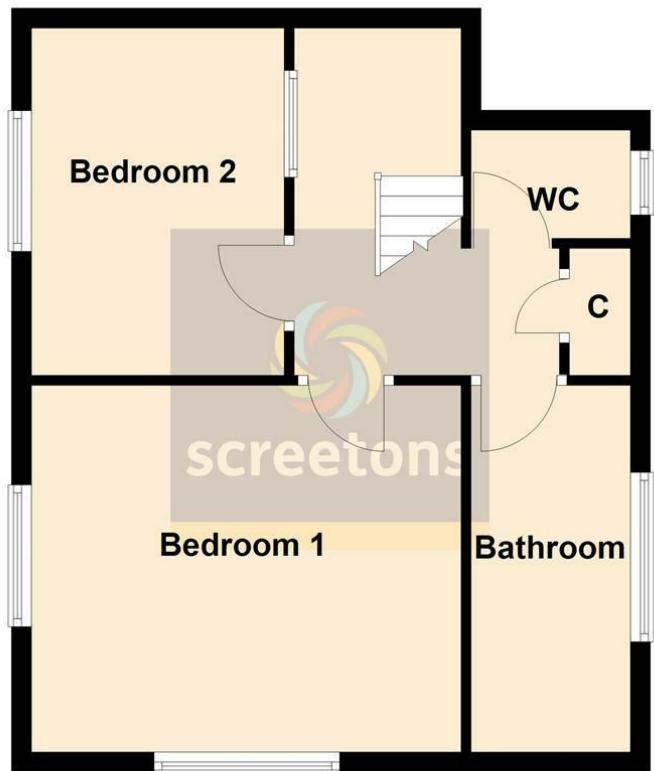
- Two Bedrooms
- Small Garden to the front
- River views
- Shared Sewage Treatment Plant
- Oil fired central heating & uPVC double glazing
- No onward chain
- Measuring approximately 825 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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