

37 York Street, Cowes

£199,000

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This deceptively spacious four storey town house is located in the heart of Cowes town centre, with great accessibility to the local shops and amenities. It is stylishly presented and provides a comfortable home with a pretty rear garden. The entrance level comprises the cosy sitting room with an exposed brick fire recess and a striking dark green accent to one wall. The galley style kitchen is also on this level with an outlook to the rear. There is a pretty double bedroom on the first floor and a good sized family bathroom which services this bedroom and the second double bedroom on the top floor. The flexibility of the home is enhanced by the very handy study on the garden level and there is a lovely appeal to the warmth and character of the home - with its nooks and crannies providing storage spaces. The well stocked rear garden provides a haven to sit out and enjoy, with the bonus of a rear pedestrian access. Freehold. Council Tax Band - B. EPC E-50

UPVC double glazed entrance door to:

Sitting Room:
12'6" x 10'8" max (3.83m x 3.26m max)
With stripped wooden flooring and white decor with a striking deep green accent to one wall, this lovely room has an exposed brick fire recess with a white surround and window to front. From here, concealed stairs lead down to the garden level and an opening leads to an:

Inner Lobby:
With stairs to first floor and door to:

Kitchen:
10'8" max x 6'8" max (3.26m max x 2.04m max)
A galley style kitchen with white fronted units; pale mottled worktops and teracotta and cream tiled splashbacks. The stainless steel sink sits below the rear window and there are spaces for washing machine; slimline dishwasher; cooker and fridge/freezer.

Stairs to:

First Floor Landing:
With stairs to top floor and doors to:

Bedroom One:
10'9" max x 10'2" (3.28m max x 3.11m)
A pretty double bedroom in white decor with













window to front and handy overstairs recess to one corner - perfect for storage.

Bathroom:
10'9" max x 8'2" max (3.29m max x 2.5m max)
A very stylish room with cream tiled walls and floor and window offering a rear Solent view. Fitted with sleek white suite of bath with shower over; WC and wash hand basin. Built in shleved cupboard and separate fitted cupboard housing the gas fired boiler.

Stairs to:

Top Floor Landing Area:
With rear window offering a super rooftop view to the Solent. Door to:

Bedroom Two:
10'7" max x 10'3" (3.23m max x 3.13m)
A double bedroom in white decor with window to front. Handy shelved overstairs recess and access to loft.

Stairs from the living room to:

Garden Level:
With UPVC double glazed external door to garden and handy concealed storage recess tucked to one end. Opening to:

Study:
8'7" max x 6'9" max (2.62m max x 2.07m max)
An ideal study area, in white decor with oak style flooring and window to rear. A cleverly created recess below the stairs makes an ideal storage area.

Garden:
This pretty, enclosed garden is arranged with areas of patio and lawn and there is a smart shed to one side. Handy rear gate providing pedestrain access along the pathway.

Disclaimer
These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

GARDEN LEVEL
122 sq.ft. (11.3 sq.m.) approx.

GROUND FLOOR
236 sq.ft. (22.0 sq.m.) approx.

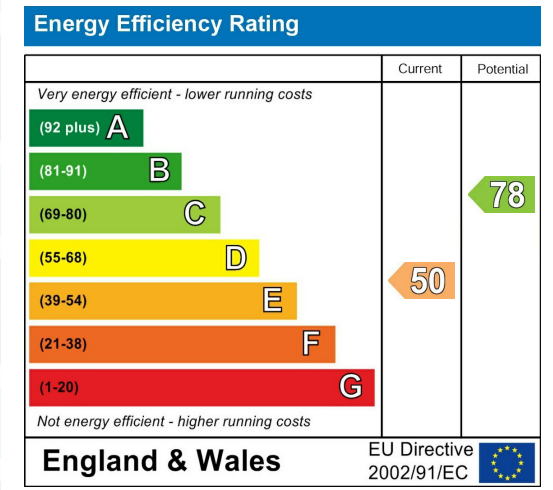
1ST FLOOR
236 sq.ft. (22.0 sq.m.) approx.

2ND FLOOR
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Megan Baker Estate Agents

Arrange a viewing

Love this property and want to see more?
Call us on 01983 280555
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Pop in for a chat

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