



57 York Street, Cowes
£240,000

 **Megan Baker**
Estate Agents



Megan Baker
Estate Agents

57 York Street, Cowes

£240,000

I've completely fallen for this elegant cottage and dare anyone else not to do the same! The beautiful period home has been lovingly updated by its current owners creating calm and welcoming spaces warmed by gas central heating and fully double glazed. On the ground floor is a generously proportioned living room with a large window to the front which allows sunlight to flood in through the whole ground floor. Steps lead down into the open plan dining/kitchen space with access to the rear garden. Upstairs are two fabulous double rooms, both with the luxury of en-suite bathrooms. The garden has a pedestrian side access and is laid to lawn with a sunny decked area perfect for al-fresco dining. There is also plenty of room for a large shed in the extended L-shaped part of the garden.

With its very pretty facade; beautifully thought out living spaces and perfect town centre position, this home is a bit of a gem with the bonus of being chain free.

UPVC Front door

Inner lobby, open to the dining room with door to:

Sitting Room:

11'7 max x 10'4 (3.53m max x 3.15m)

A beautifully presented, light room in pale grey with window to front and pretty exposed brick fire recess.

Dining Room:

11'8 max x 10'9 (3.56m max x 3.28m)

A great sociably arranged space with feature accent wall and pretty feature fireplace. Handy under stairs cupboard and window to rear. Steps down to:

Kitchen:

12'7 x max x 5'7 max (3.84m x max x 1.70m max)

A good size galley style kitchen, fitted with glossy cream fronted units and wooden style worktops. Integrated gas hob; electric oven; extractor hood and integrated eye-level microwave. Stainless steel sink unit; spaces for washing machine and spaces for under-counter fridge and freezer. Window to rear.

Stairs to:

First floor landing area with door to:

Bedroom One:

11'0 max x 11'08 max (3.35m max x 3.56m max)

A lovely bright double room with window to rear enjoying glimpses of the Solent. Doors to:





En-suite Bathroom:

8'10 max x 5'9 max (2.69m max x 1.75m max)

A great sized, stylishly fitted bathroom with a P-shaped bath with mixer tap and shower over; WC and wash hand basin. Opaque window to side.

Bedroom Two:

11'7 x 10'3 (3.53m x 3.12m)

Another very pretty double bedroom with gothic style window to front; loft access and door to:

En-Suite Shower Room:

5'8 x 4'11 (1.73m x 1.50m)

Fitted with white suite of WC, wash hand basin, and corner shower enclosure. Opaque window to side.

Garden:

A very pretty, enclosed L-shaped garden with mature planted borders, sunny decked area and large garden shed. The garden is partially laid to lawn, decking and patio with wide side access out to York Street with a secure gate.

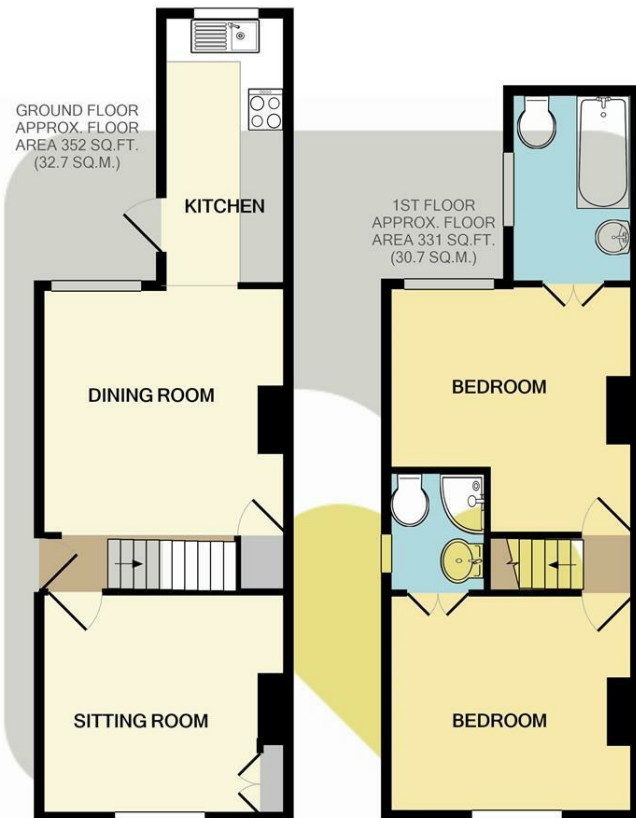
Disclaimer

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.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)

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
Made with Metropix ©2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC