

## Rose Cottage, Carrhouse Road, Carrhouse, Belton, DN9 1PG



**2 BEDROOM SEMI DETACHED COTTAGE / LARGE GARDENS / PRETTY RURAL SETTING / IN NEED OF FULL REFURBISHMENT / PERFECT FOR INVESTORS, SPECULATORS ETC. / ALL VIEWINGS VIA THE SELLING AGENT //**

Huge potential, a 2 bedroom cottage set within large gardens in this pretty rural village setting. The property will be split to create a 2 bedroom semi detached cottage (left hand side of the pair) reverting back to its original format, however there is potential to extend, subject to necessary planning consents. It will require a full scheme of renovation works, and therefore will probably only appeal to cash buyers, investors and speculators (its unlikely a mortgage company will lend in its present condition). All enquiries through the selling agents.

**Asking Price £150,000**

AGENTS NOTES:  
TENURE - FREEHOLD

SERVICES - All mains services are connected.

COUNCIL TAX - Presently Band To Be Assessed

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

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

VIEWING - STRICTLY BY PRIOR 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](http://www.hortonknights.co.uk)

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.