

DELAWARE

22 Main St, Franklin, NY 13775

\$294,000

https://gristmillrealestate.com

MOVE IN READY AND SWEET AS CAN BE! Set in the amazing village of Franklin this vintage home offers generous spaces, bright inviting rooms & modern conveniences. Upon entering the home you are welcomed into the large and light filled foyer w. energy efficient pellet stove. From here the layout flows to the sun dappled living room in the front of the house and the formal dining room, kitchen & full bath w. clawfoot tub to the rear. The kitchen was renovated and offers stainless appliances and center island however the country kitchen charm remains with the beautiful original built in pantry. From here you have access to the side entry and to the back yard & patio. Plenty of storage is available at this level w. coat closet in the foyer, large linen closet in the bathroom and additional pantry in the hall leading to the bathroom. The kitchen is well arranged & will please any home chef. From the central foyer the wainscoted staircase leads to a generous landing with laundry closet, bathroom with tiled shower & 2 spacious bedrooms. Large back yard w. stone patio, shed & black toped driveway. Just 2:45hrs from NYC & a short drive to all that the Catskills have to offer.

MLS ID: 20232545

Status Category: Active

Zone: R

Year built: 1880 Bedrooms: Two Full Baths: Two

Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2

Basement: Partial, Interior Access, Unfinished

Listing Category: Residential

Area, sq ft: 1250 sq ft

Acreage: 0.5 **Age:** 100-200 **Bathrooms:** 2

Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 2

SqFt 1st: 750

Date added: Added 2 years ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Range Hood,

Refrigerator, Washer

Wood Stove: Freestanding, Pellet

Flooring: Ceramic, Wood

Cooling/Air Conditioning: Ceiling Fan

UTILITIES

Heat Source: Forced Air **Hot Water:** Propane

Sewer: Cesspool, On Site, Septic-ingr.

Heating Fuel: Propane

Electricity: Circuit Breakers, 200 Amps

Utility Level: B

EXTERIOR FEATURES

Garage/Parking Extras: Driveway **Driveway:** Blacktop

Style: Farm House Construction: Frame/stick

Siding: Clapboard Porch: Open, Patio

Roof: Asph Shingle Lot Features: Landscaped, Level Lot Dimensions: 54 X 142

Additional Exterior Features: Partial Fenced, Fence

LOCATION DETAILS

Area/Town: Delaware School District: Franklin Central Schools

Lot/Site: Hamlet/village, Rural County: Delaware County

Directions: St Hwy 28e To Blinking Light In Andes, Continue Straight On City Rt. 2 Into Delancey. At The Stop R Onto State Hwy 10 To A L Onto City Rt 16. Follow Into Treadwell Then L Onto Cty Rt. 14 To A R Onto Cty Rt 357 Into Franklin, House On The Left, See Sign.

LISTED BY

Lot: 3

Office Name: Frank Lumia Real Estate Plus Agent First Name: Rosalie

Agent Last Name: Glauser



