



35 Priory Crescent Ulceby  
Ulceby  
DN39 6TS

Offers in the Region Of  
£179,500

Found on the outskirts of the delightful village of Ulceby is this extended four bed semi detached house, which offers itself as a fantastic family home, with plenty of space to grow. Being sold with NO FORWARD CHAIN, this home benefits from being within close proximity to a range of amenities, excellent road links and is only a short drive from Habrough Train Station and Humberside Airport. Heading into the property will reveal the entrance hallway, lounge, dining room, kitchen, lobby and WC/utility. To the first floor there are four excellent size bedrooms, all benefitting from fitted wardrobes and family bathroom. Externally, there is ample off road parking, integral garage and good size gardens to the front and rear.



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



**Lounge**

12' 2" x 14' 0" (3.71m x 4.26m)

Offering lots of living space with sliding door leading to the dining room, creating the ideal social setting or room to relax. The room itself comprises of an electric fire place, carpeted flooring, radiator and large uPVC window.

**Dining Room**

9' 2" x 10' 7" (2.79m x 3.22m)

Adjacent to the kitchen, the separate dining room benefits from carpeted flooring, tasteful decor, coving to the ceiling and uPVC patio doors opening out to the garden.

**Kitchen**

9' 1" x 10' 7" (2.77m x 3.22m)

Benefitting from a range of base and wall mounted units with integral oven, hob and extractor above, sink with drainer and tiled splash back. There is also vinyl flooring, radiator and uPVC window to the rear.

**Bedroom 1**

11' 9" x 11' 10" (3.58m x 3.60m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes, neutral decor and uPVC window to the front elevation.

**Bedroom 2**

10' 7" x 11' 9" (3.22m x 3.58m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

**Bedroom 3**

9' 0" x 16' 10" (2.74m x 5.13m)

The third bedroom, which forms part of the side extension, comprises of carpeted flooring, radiator, neutral decor, built in wardrobes and two uPVC windows to the front elevation.

**Bedroom-4**

7' 11" x 13' 5" (2.41m x 4.09m)

Bedroom four briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

**Bathroom**

5' 6" x 8' 5" (1.68m x 2.56m)

Benefitting from a bath with shower above, WC, vanity basin, radiator, LED lighting and uPVC window to the rear elevation.

**Externally**

Occupying a good size corner plot, this extended semi-detached family home boasts gardens to the front and rear, which essentially are offered as a blank canvas for the next owner to put their mark on it. There is also ample off road parking and integral garage,



which could, if required, and subject to possible planning, be converted into another reception room.



### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

### Property Management

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### Mortgage and Financial Advice

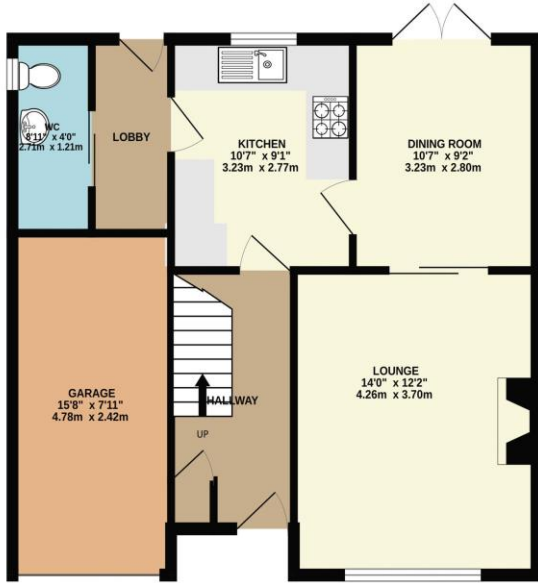
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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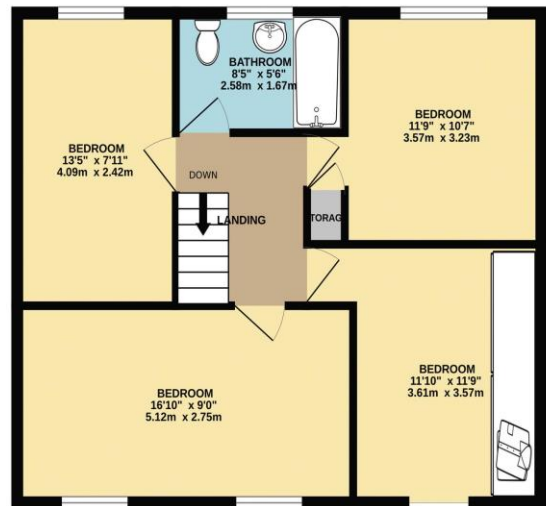




GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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