



32, York Road
Brigg, North Lincolnshire

BROWN & CO



32, York Road , Brigg, North Lincolnshire

32, York Road is a delightful semi-detached bungalow in a much sought after residential location. The property offers fitted kitchen, sitting room, shower room, two bedrooms and conservatory overlooking the rear garden. There are gardens to the front and rear elevations and driveway leading to a detached garage. The property benefits from a new combi gas boiler with manufacturers 10 year guarantee. Viewing is strongly recommended to appreciate the location and appeal of this charming bungalow.

Please note there is no forward chain associated with the sale of this property.

GUIDE PRICE - £145,000



ACCOMMODATION

Kitchen

Part glazed side entrance door, window to the side elevation, range of high and low level white cupboard and drawer units incorporating black single drainer sink with mixer tap, fitted oven with hob and extractor over.

Sitting Room

Window to the front elevation, electric fire in part brick surround with timber mantel, plate rack,

Hallway

Built-in cupboard containing the 'Ideal' combi gas fired central heating boiler.

Shower Room

Opaque window to the side elevation, white suite of close coupled w.c., handbasin in vanity surround with cupboards beneath, double shower cubicle with glazed shower screen.

Bedroom One

Window into conservatory.

Bedroom Two

Glazed double doors leading to:

Conservatory

Being glazed to three sides with doors leading on to the rear garden.

Outside

A driveway leads down the side of the property to the detached Garage with double front entrance doors and side personal door. The front garden is gravelled with front boundary privet hedge. The rear garden is laid to lawn with borders and slabbed patio area adjoining the conservatory.

Location

The property is located in the market town of Brigg, a small country market town with a picturesque market place that hosts traditional street markets on Thursdays and Saturdays together

with thriving farmers and artisan markets throughout the month. The main shopping street has a host of small shops, eateries and businesses and there are major supermarkets within the town. Brigg benefits from well respected junior and secondary schools. There is easy access on to the M180 motorway, a railway station with major rail links in the nearby village of Barnetby and Humberside Airport is close by at Kirmington.

Tenure & Possession

The property is Freehold and vacant possession will be given upon completion.

Council Tax

We are advised that 32, York Road is banded A for Council Tax purposes.

Services

Mains water, electricity, gas and drainage are connected to the property. There is a gas fired central heating system. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise

prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

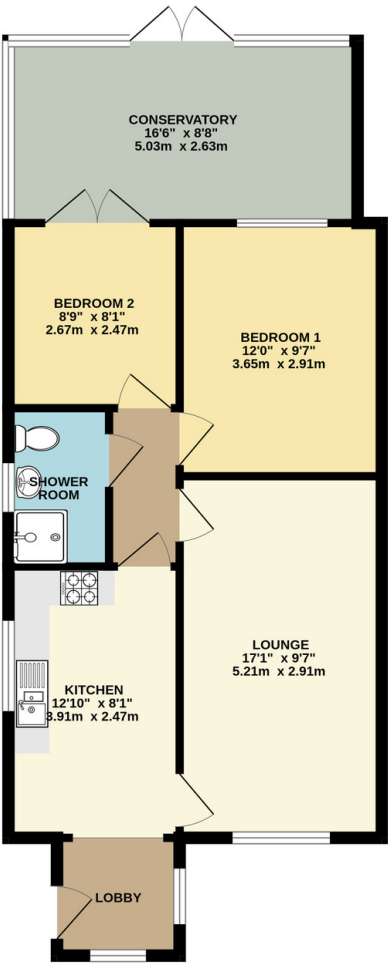
Floorplans and Particulars

These are for identification purposes only, they are not representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown & Co. are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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