



## 6 Low Garth, Scunthorpe, DN17 2UL

£345,000

Located in the popular Yaddlethorpe area, this unique detached property has living space arranged over the first floor in an elevated position with double garage beneath. Spread across one floor the property has an entrance hall, fantastic size lounge, dining room, kitchen with separate utility area. Three double bedrooms with the master having an en suite and a further bathroom. Outside there is a rear garden laid with turf and patio area. There is off road parking to the front that has access to the double garage. Available for viewings now, please call the office to book your appointment.

## Entrance

Lounge 17'8" x 14'11" (5.40 x 4.55)



Kitchen 12'4" x 9'10" (3.78 x 3.00)



Dining room 12'4" x 9'10" (3.78 x 3.02)



Utility 9'3" x 4'10" (2.84 x 1.48 )

Bedroom one 18'2" x 14'4" (5.54 x 4.39)



## En-suite



Bedroom two 11'10" x 11'8" (3.62 x 3.58 )



Bedroom three 11'10" x 10'4" (3.62 x 3.15 )

Family bathroom 8'11" x 6'1" (2.72 x 1.86)



## Outside

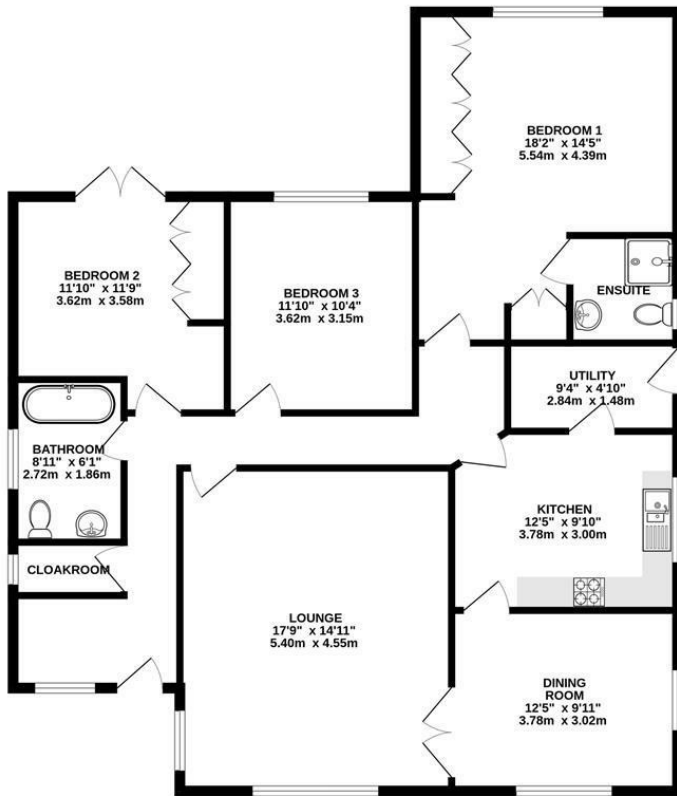


Garage 17'8" x 14'11" (5.40 x 4.55)

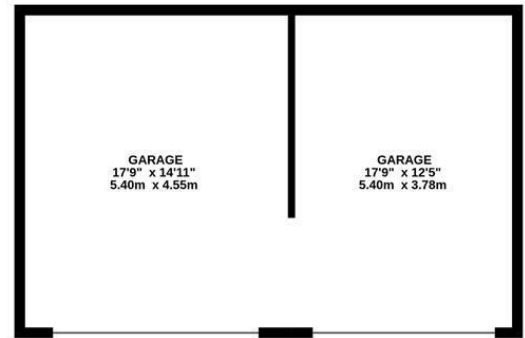
Garage 17'8" x 12'4" (5.40 x 3.78)

# Floor Plan

MAIN DWELLING  
1284 sq.ft. (119.3 sq.m.) approx.



GARAGES  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 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.  
Made with Metropix ©2024

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		83
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	70	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.