



35 York Avenue, Scunthorpe, DN16 3SB

£235,000

Extended homes like this one are rarely available. A ground floor extension across the back has created an open plan kitchen while a very clever loft conversion is now a fantastic main bedroom and en suite. Making this a four bed home in our areas most sought after school catchments. The ground floor comprises of an entrance hall, good size lounge, downstairs W.C. and an open plan contemporary kitchen leading through to the extended sun room. On the first floor there are two double bedrooms, a further well proportioned bedroom and a neutral family bathroom, whilst on the second floor there is a principle bedroom with a modern en suite. Outside the property offers off road parking for multiple cars, a single garage and a secure rear low maintenance garden. Offered with no onward chain! Viewings are available now, so call to get booked in.



Entrance Hall

Lounge 11'10" x 17'7" (3.62 x 5.36)



Kitchen 15'10" x 10'4" (4.84 x 3.16)



Additional Photographs



Downstairs W.C.

Sun Room 7'9" x 14'5" (2.37 x 4.40)



First Floor Landing

Bedroom Two 11'1" x 11'3" (3.38 x 3.45)



Bedroom Three 12'7" x 10'4" (3.86 x 3.16)



Bedroom Four 10'11" x 5'11" (3.34 x 1.81)

Family Bathroom 7'6" x 6'10" (2.30 x 2.10)



Second Floor Landing

Bedroom One 18'8" x 12'5" (5.71 x 3.81)



En Suite 9'5" x 5'1" (2.89 x 1.57)



Outside



Additional Photographs

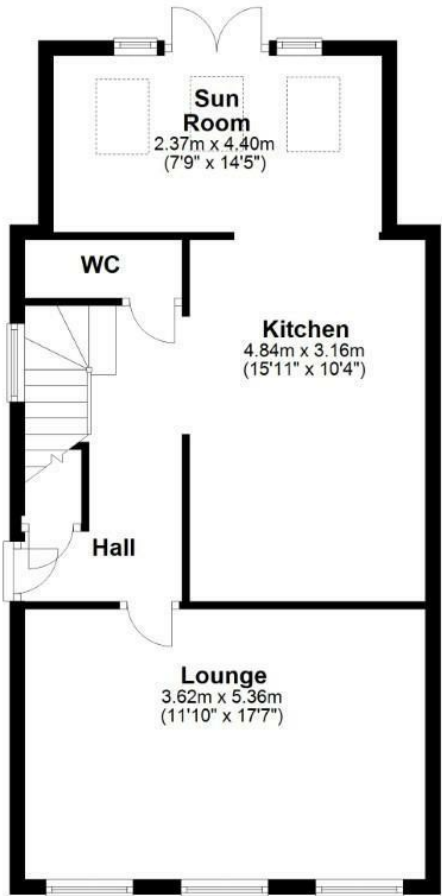




Floor Plan

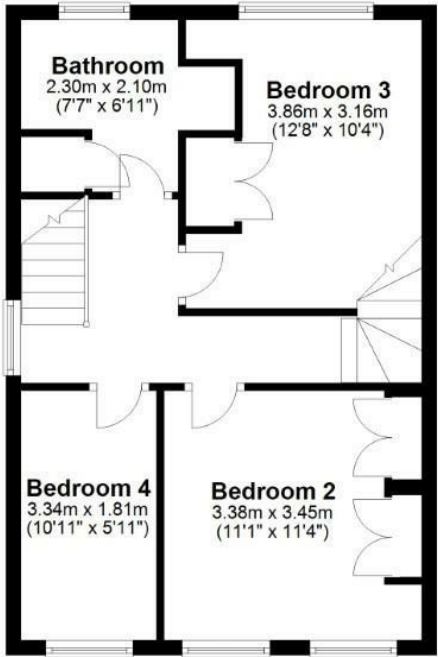
Ground Floor

Approx. 56.6 sq. metres (608.9 sq. feet)



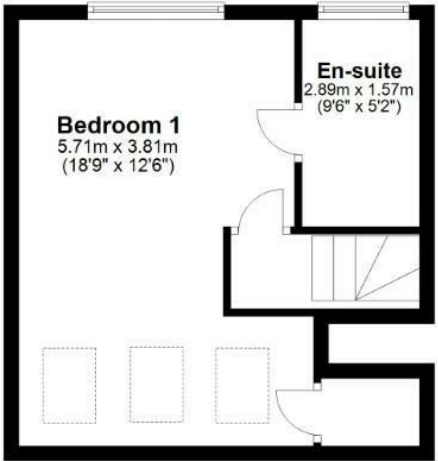
First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



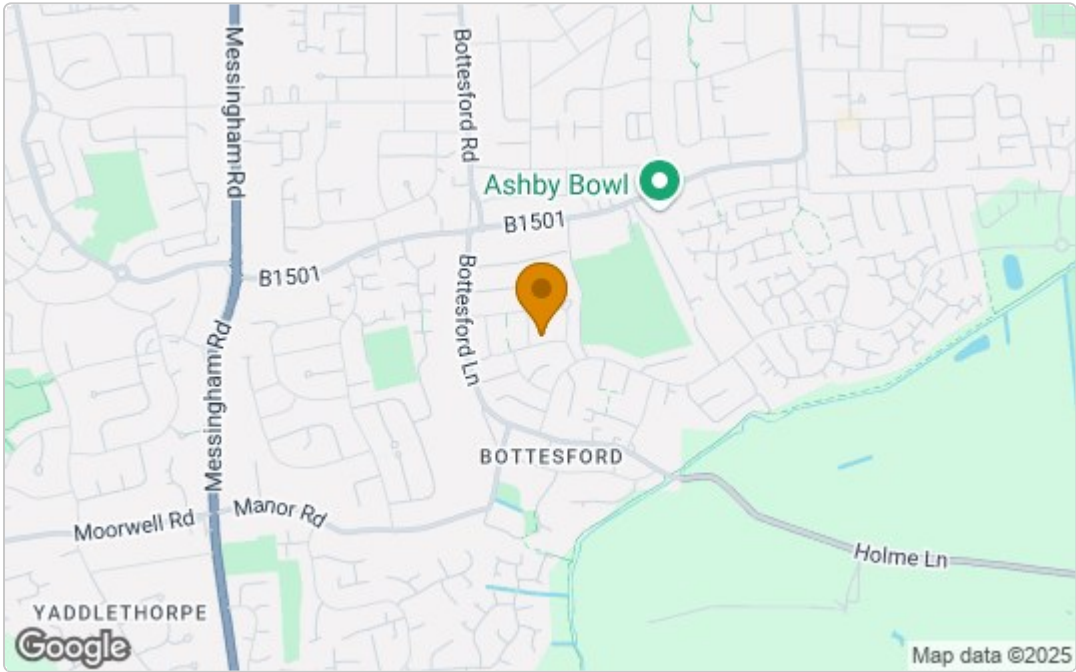
Second Floor

Approx. 29.1 sq. metres (313.1 sq. feet)

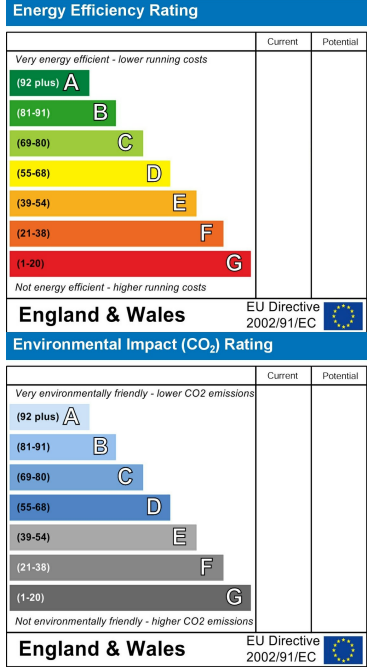


Total area: approx. 130.1 sq. metres (1400.7 sq. feet)

Area Map



Energy Efficiency Graph



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