



# 1 HORBURY CLOSE

SCUNTHORPE, DN15 8DD

**£135,000**  
**FREEHOLD**

"ON THE MARKET WITH NO UPWARD CHAIN" We are delighted to bring to the market this three bed semi-detached property which would make a great first time buy or good investment.



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- FREEHOLD • COUNCIL TAX BAND B • DETACHED SINGLE GARAGE • CORNER PLOT WITH FRONT • SIDE AND REAR GARDEN • GREAT FIRST TIME BUY OR INVESTMENT • THREE BED SEMI-DETACHED PROPERTY



We are delighted to bring to the market this three bed semi-detached property which would make a great first time buy or good investment. This home briefly compromises of entrance hallway, living room, dining room through kitchen, downstairs bathroom and to the first floor three good sized bedrooms. The property occupies a corner plot with a dwarf brick wall, the front and side gardens are laid to lawn and the rear has a patio area great for entertaining. The driveway provides off street parking and leads to the single detached garage with up and over door. ENTRANCE HALLWAY Accessed through a UPVC double glazed door with light and coving to ceiling, UPVC double glazed window to side aspect, radiator and stairs to the first floor. LIVING ROOM (4.87m X 3.95m) With light and coving to ceiling, UPVC double glazed windows to front and side aspect, feature electric fire, radiator. DINING ROOM (2.80m X 3.03m) With light and coving to ceiling, radiator, under stairs storage housing boiler which leads into:- KITCHEN (2.85m X 2.61m) With strip light and coving to ceiling, UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect, selection of shaker style wall and base units with laminate worktops, vinyl once and a half drainer sink with mixer tap, electric fan assisted oven and grill, gas hob with extractor. FAMILY BATHROOM (1.88m X 1.68m) With spotlights to ceiling, UPVC opaque double glazed window to side aspect, vanity housed hand wash basin, concealed WC, P shape bath with overhead electric shower. FIRST FLOOR LANDING With light, coving and loft hatch access to ceiling. BEDROOM ONE (2.85m X 4.03m max) With light and coving to ceiling, UPVC double glazed window to front aspect, radiator, three built in double wardrobes. BEDROOM TWO (4.44m X 2.39m) With light and coving to ceiling, UPVC double glazed windows to front and side aspect, radiator.

BEDROOM THREE (2.36m X 2.63m) With light and coving to ceiling, UPVC double glazed window to side aspect, radiator. EXTERNALLY The property occupies a corner plot with a dwarf brick wall, the front and side gardens are laid to lawn and the rear has a patio area great for entertaining. The driveway provides off street parking and leads to the single detached garage with up and over door.

## Full Description

We are delighted to bring to the market this three bed semi-detached property which would make a great first time buy or good investment. This home briefly compromises of entrance hallway, living room, dining room through kitchen, downstairs bathroom and to the first floor three good sized bedrooms. The property occupies a corner plot with a dwarf brick wall, the front and side gardens are laid to lawn and the rear has a patio area great for entertaining. The driveway provides off street parking and leads to the single detached garage with up and over door. ENTRANCE HALLWAY Accessed through a UPVC double glazed door with light and coving to ceiling, UPVC double glazed window to side aspect, radiator and stairs to the first floor. LIVING ROOM (4.87m X 3.95m) With light and coving to ceiling, UPVC double glazed windows to front and side aspect, feature electric fire, radiator. DINING ROOM (2.80m X 3.03m) With light and coving to ceiling, radiator, under stairs storage housing boiler which leads into:- KITCHEN (2.85m X 2.61m) With strip light and coving to ceiling, UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect, selection of shaker style wall and base units with laminate worktops, vinyl once and a half drainer sink with mixer tap, electric fan assisted oven and grill, gas hob with extractor. FAMILY BATHROOM (1.88m X 1.68m) With

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spotlights to ceiling, UPVC opaque double glazed window to side aspect, vanity housed hand wash basin, concealed WC, P shape bath with overhead electric shower. **FIRST FLOOR LANDING** With light, coving and loft hatch access to ceiling. **BEDROOM ONE** (2.85m X 4.03m max) With light and coving to ceiling, UPVC double glazed window to front aspect, radiator, three built in double wardrobes. **BEDROOM TWO** (4.44m X 2.39m) With light and coving to ceiling, UPVC double glazed windows to front and side aspect, radiator. **BEDROOM THREE** (2.36m X 2.63m) With light and coving to ceiling, UPVC double glazed window to side aspect, radiator. **EXTERNALLY** The property occupies a corner plot with a dwarf brick wall, the front and side gardens are laid to lawn and the rear has a patio area great for entertaining. The driveway provides off street parking and leads to the single detached garage with up and over door.

## **Entrance Hallway**

Accessed through a UPVC double glazed door with light and coving to ceiling, UPVC double glazed window to side aspect, radiator and stairs to the first floor.

## **Living Room**

With light and coving to ceiling, UPVC double glazed windows to front and side aspect, feature electric fire, radiator.

## **Dining Area**

With light and coving to ceiling, radiator, under stairs storage housing boiler which leads into:-

## **Kitchen**

With strip light and coving to ceiling, UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect, selection of shaker style wall and base units with laminate worktops, vinyl once and a half

drainer sink with mixer tap, electric fan assisted oven and grill, gas hob with extractor.

## **Family Bathroom**

With spotlights to ceiling, UPVC opaque double glazed window to side aspect, vanity housed hand wash basin, concealed WC, P shape bath with overhead electric shower.

## **First Floor landing**

With light, coving and loft hatch access to ceiling.

## **Bedroom One**

With light and coving to ceiling, UPVC double glazed window to front aspect, radiator, three built in double wardrobes.

## **Bedroom Two**

With light and coving to ceiling, UPVC double glazed windows to front and side aspect, radiator.

## **Bedroom Three**

With light and coving to ceiling, UPVC double glazed window to side aspect, radiator.

## **Externally**

The property occupies a corner plot with a dwarf brick wall, the front and side gardens are laid to lawn and the rear has a patio area great for entertaining. The driveway provides off street parking and leads to the single detached garage with up and over door.









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## ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax –** Band B

**Viewings –** By Appointment Only

**Floor Area –** sq ft

**Tenure –** Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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