



10 HIGHFIELD GROVE

BRIGG, DN20 8PT

£150,000
FREEHOLD

This fantastic property is perfect for first-time buyers or investors looking to put their own stamp on a home in a prime location. Featuring three spacious bedrooms and a modern bathroom upstairs, it provides plenty of space for comfortable living.



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DESCRIPTION

This fantastic property is perfect for first-time buyers or investors looking to put their own stamp on a home in a prime location. Featuring three spacious bedrooms and a modern bathroom upstairs, it provides plenty of space for comfortable living.

Downstairs, you'll find an open-plan kitchen and dining area, perfect for entertaining, along with a formal living room and the added convenience of a downstairs WC. While some minor cosmetic updates may be desired, the property is offered with vacant possession, ensuring a smooth and hassle-free purchase process.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor and under stairs storage.

LIVING ROOM

With a UPVC double glazed window to front aspect, radiator, open fire with brick surround.

KITCHEN

With UPVC double glazed window to side and rear aspect, range of wood effect wall and base units with laminate worktops, vinyl one and a half drainer sink, electric fan assisted oven and hob with extractor fan, space for a fridge freezer, cupboard housing boiler.

DINING ROOM

With a UPVC double glazed window to rear aspect, radiator and space for a six seater table and chairs.

UTILITY

With a door to front aspect and a UPVC half glazed door to rear aspect, space and plumbing for a washing machine and under counter dryer, storage cupboards above laminate worktop and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect and loft hatch access to ceiling.

BEDROOM ONE

With a UPVC double glazed window to rear aspect, radiator and space for a double bed with side draws and storage.

BEDROOM TWO

With a UPVC double glazed window to rear aspect, radiator and space for a double bed with side draws and storage.

BEDROOM THREE

With a UPVC double glazed window to front aspect, space for a single bed with over stairs storage.

FAMILY BATHROOM

With an opaque UPVC double glazed window to rear aspect, bath with overhead shower, WC, hand wash basin, towel heater.

EXTERNALLY

The front of the property has a pebbled and block paved driveway providing off street parking for several vehicles. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area, timber shed and outbuildings.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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