



## 28 CANTERBURY CLOSE

SCUNTHORPE, DN17 1PX

£95,000  
FREEHOLD

This fantastic four-bedroom mid-terrace property is perfect for families seeking extra space or investors searching for an affordable asset with strong return potential. With its spacious layout, this home accommodates the needs of a larger family while remaining within a reasonable budget. For investors, it offers a promising rental yield, making it a valuable addition to any portfolio. The property combines practicality with affordability, ensuring it appeals to those looking to make a sound investment or find a comfortable family home.



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### DESCRIPTION

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### ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor

### DOWNSTAIRS WC

With a WC and hand wash basin.

### LIVING ROOM

With a UPVC double glazed window to front aspect, radiator, feature fire and space for comfy sofas.

### KITCHEN

With a UPVC double glazed door and UPVC double glazed window to rear aspect, range of wall and base units with laminated worktops, stainless steel sink, Rangemaster style cooker, space for a washing machine and fridge/freezer and a radiator.

### DINING ROOM

With a UPVC double glazed window to rear aspect, radiator and space for a 6 seater table and chairs.

### FIRST FLOOR LANDING

With storage cupboards X 2 and loft hatch access.

### BEDROOM ONE

With a UPVC double glazed window to rear aspect, radiator, built in wardrobes and space for a double bed.

### BEDROOM TWO

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

### BEDROOM THREE

With a UPVC double glazed window to front aspect, radiator and space for a bed and storage.

### BEDROOM FOUR

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

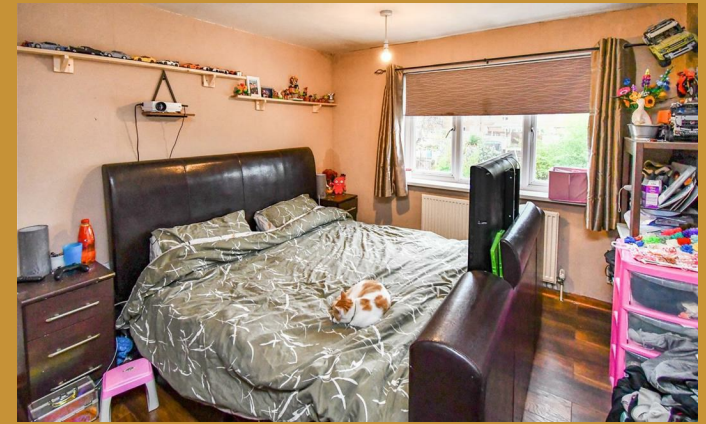
### FAMILY BATHROOM

With an opaque UPVC double glazed window to front aspect, panelled bath with overhead shower, WC, hand wash basin and a radiator.

### EXTERNALLY

The front of the property is laid to lawn. The rear garden is fully enclosed with mature borders, laid to lawn with a patio area and pergola.

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

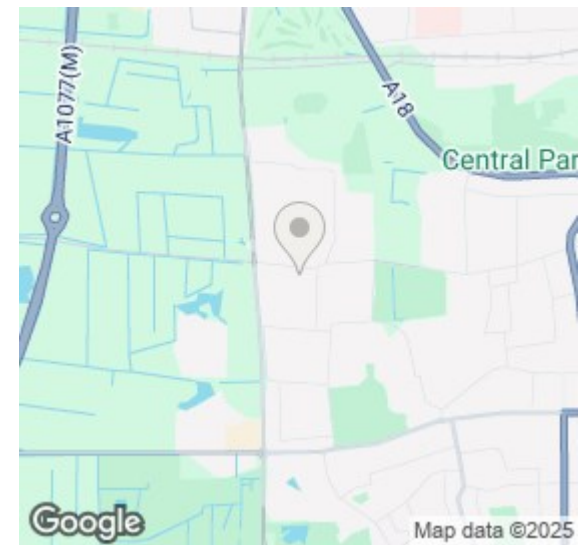
Viewings – By Appointment Only

Floor Area – 1140.98 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>		<b>86</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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