



6 SELBY COURT

SCUNTHORPE, DN17 1QQ

£109,750
FREEHOLD

Welcome to this spacious family home, offering flexible living space ideal for a young family



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DESCRIPTION

The property features a good-sized rear garden and a well-planned layout. Upon entering through the hallway, you'll find a spacious living and dining room, a generously sized kitchen, and a convenient ground-floor WC. Upstairs, the first-floor hosts two well-proportioned double bedrooms, while Bedroom 3 benefits from its own dressing area. These rooms are all served by the family bathroom. This home is offered chain-free for a smooth and hassle-free purchase.

ENTRANCE

Via double glazed French door into a small front porch and second uPVC door into hallway with light to ceiling, radiator and stairs to the first floor

LIVING DINING ROOM

Light to ceiling, uPVC double glazed window to front and side aspect, feature electric fire, radiator, flowing to the dining area with ample space for a 6-seater table, light to ceiling, uPVC double glazed windows to rear and side aspect

WC

Light to ceiling, WC, cupboard housing the gas metre.

LIVING DINING ROOM

Light to ceiling, uPVC double glazed window to front and side aspect, feature electric fire, opens through to dining area with space for a four-seater dining table, window to side and rear aspect and two radiators

KITCHEN

Light to ceiling, uPVC double glazed window and door to rear aspect, range of maple effect wall and base units with timber work tops, stainless steel sink unit with mixer tap, rangemaster style double oven with gas hob, integrated fridge

FIRST FLOOR HALLWAY

Light and loft hatch access to ceiling, uPVC double glazed window to front aspect and storage cupboard.

BEDROOM ONE

Light to ceiling, two uPVC double glazed windows to front aspect and radiator

BEDROOM TWO

Light to ceiling, uPVC double glazed window and radiator

BEDROOM THREE

Light to ceiling, two uPVC double glazed windows to rear aspect

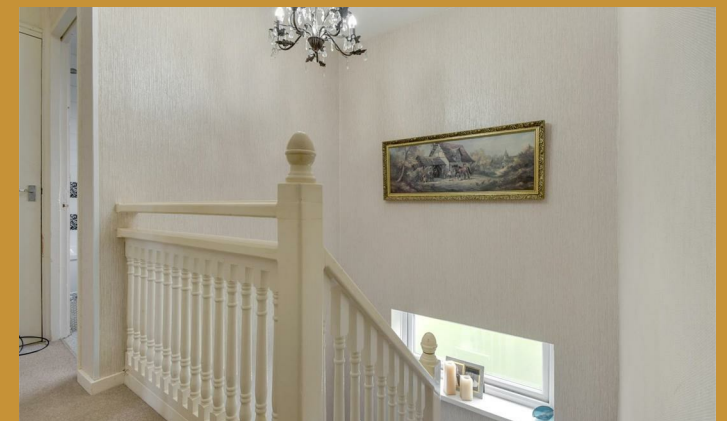
FAMILY BATHROOM

Light to ceiling, uPVC double glazed window, panelled bath with electric shower over, low lush WC and hand wash basin

EXTERNAL REAR

The garden is designed for low maintenance, featuring a paved area that wraps around to the side of the property, leading to a gravelled section with elevated planting beds. The outdoor space is impressively generous for the home, offering plenty of potential to make it your own. Fully enclosed with timber fencing and a gated rear access, it provides both privacy and convenience.

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ADDITIONAL INFORMATION

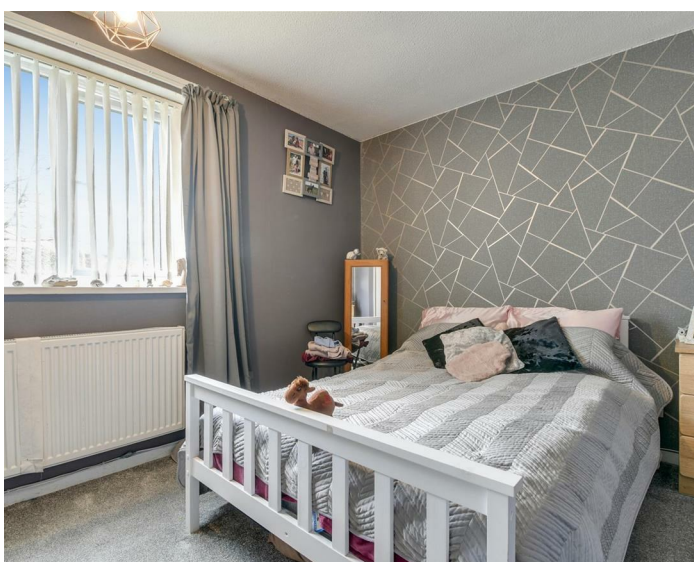
Local Authority –

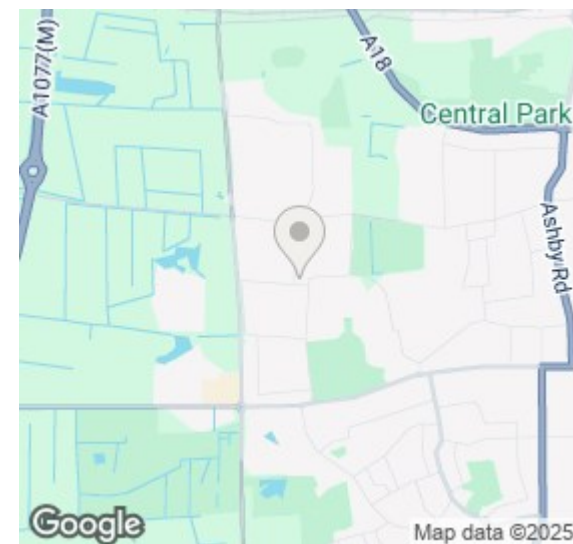
Council Tax – Band A


Viewings – By Appointment Only

Floor Area – 1055.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	64	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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