

14 APPLEBY GARDENS

BRIGG, DN20 0BA

£260,000
FREEHOLD

This immaculately presented family home in the desirable Appleby Gardens offers a perfect blend of style, comfort, and practicality.



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DESCRIPTION

Beautifully Maintained Family Home in the Sought-After Appleby Gardens, Broughton

Upon entering, you're welcomed by a beautifully designed entrance hallway that leads into a light-filled and spacious living area. An open archway draws you into the heart of the home—an exceptionally appointed kitchen and dining space, complete with French doors that open onto a landscaped rear garden. This south-facing garden is a true highlight, featuring an outdoor entertaining area with a covered seating space, TV setup, and a dedicated barbecue zone—ideal for gatherings in all seasons.

The ground floor also benefits from a useful utility room with space for both a washer and dryer, a large storage cupboard, and a convenient downstairs WC.

Upstairs, the property boasts three generously sized bedrooms served by a luxurious family bathroom, which includes a walk-in shower and a contemporary freestanding bathtub—perfect for unwinding after a long day.

Additional features include off-road parking for two cars, this home ticks all the boxes for modern family living.

Don't miss this fantastic opportunity to secure a turn-key family home in a vibrant village setting.

ENTRANCE HALLWAY

Accessed through door with stairs to first floor, storage cupboard and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect, column radiator and a feature fireplace leading into:-

KITCHEN / DINER

With a uPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, inset sink, integrated slim line dishwasher, eye level double oven and grill/microwave, induction hob with extractor fan, integrated fridge/freezer, radiator leading into dining area with uPVC door into rear garden and a radiator.

SNUG/OFFICE

With a uPVC double glazed window to front aspect and a radiator.

UTILITY

With a uPVC double glazed window to rear aspect, space for a washing machine and dryer, cupboard housing boiler.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to rear aspect, WC, hand wash basin and a radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

With uPVC double glazed window to front and rear aspect, radiator and built in wardrobes.

BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator and feature panelled wall.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, contemporary free standing bath with hand held attachment, walk in shower, WC, vanity housed hand wash basin and a towel heater.

EXTERNALLY

The front of the property has off street parking and is laid to lawn with mature hedging. The rear garden is fully enclosed with timber fencing, laid to lawn with a pergola.

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ADDITIONAL INFORMATION

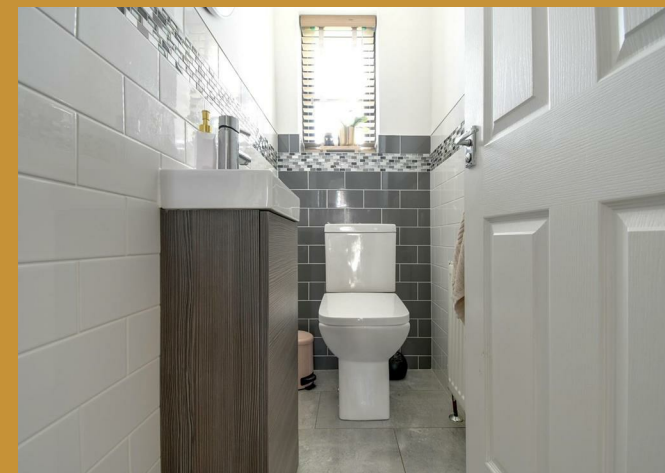
Local Authority –

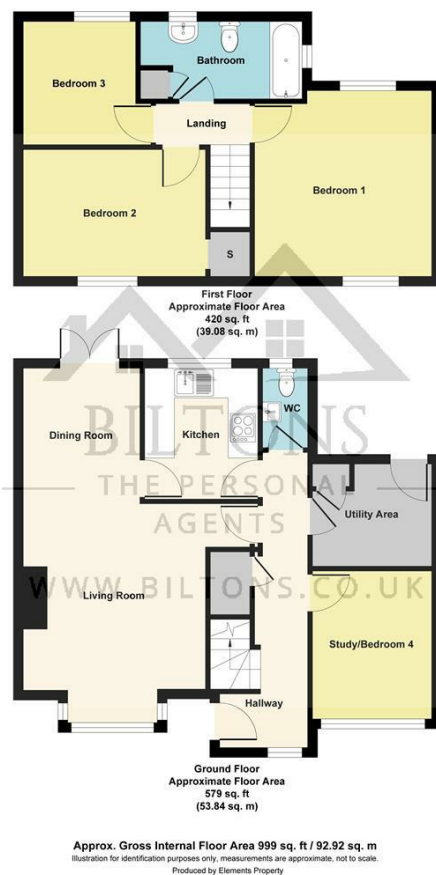
Council Tax – Band C




Viewings – By Appointment Only

Floor Area – 1292.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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