



# BUTTS ROAD

Barton upon Humber

£109,950

le+ sand  
...property sales



Letsand...Property Sales are delighted to offer for sale this spacious 2 bedroom semi detached home within the market town of Barton upon Humber. This ideal first time buy and/or investment property is situated within easy reach of the town centre and railway station. The property does require some modernisation and is priced accordingly, internal viewing is strongly recommended in order to appreciate the accommodation on offer. The uPVC double glazed and gas centrally heated accommodation briefly comprises; Entrance Hall with understairs cupboard, 2 spacious Reception Rooms, fitted Kitchen with gas and electric cooker points, useful Utility, 2 Double Bedrooms and spacious first floor Bathroom with white three piece suite. To the outside is an enclosed Front Yard and Rear Garden.

### **Entrance Hall**

With opaque double glazed uPVC entrance door opening into;

### **Lounge - 11'4 x 11'**

With uPVC double glazed window to front, radiator and brick fire surround.

### **Sitting Room - 14'5 x 11'2**

With uPVC double glazed window to rear and radiator.

### **Kitchen - 11'11 x 6'6**

With a range of oak effect fitted units, stainless steel sink unit, gas and electric cooker points, radiator, uPVC double glazed door and window to side elevation.

### **Utility**

A useful space off the kitchen with fitted units, plumbing for washing machine and worktops.







Stairs off Sitting Room rise to first floor landing with radiator and doors into;

**Bedroom 1 - 14'6 x 11'4**

With built in wardrobe, radiator and 2 uPVC double glazed windows to front.

**Bedroom 2 - 11'4 x 11'3**

With uPVC double glazed window to rear and radiator.



**Bathroom - 12'3 x 6'5**

With white suite comprising panelled bath with telephone shower attachment, pedestal wash basin and low flush WC. There is also a radiator and uPVC double glazed window to rear.

**Outside**

The property has an enclosed front yard and to the rear is a side courtyard that opens into an enclosed rear garden.

**Tenure**

Freehold









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