



25 York Road, BRIGG, DN20 8DX

Price £159,995



- Chain Free
- Two Reception Rooms
- Shower Room
- Gardens
- Gas Central Heating
- Requires Modernisation
- Three Bedrooms
- Off Road Parking
- Double Glazing

Bell Watson are pleased to market this detached three bedroomed property in a prime location of Brigg. The property briefly comprises entrance porch, open plan lounge diner and kitchen to the ground floor with the first floor providing three bedrooms and a shower room. The property is in need of modernisation and would make a fantastic family home.



LOCATION

Located within a short walking distance of the market town of Brigg which offers an abundant range of amenities including supermarkets, local shops, restaurants and public houses. Also located within close and easy access of the M180 motorway, Barnetby Railway station approx 4 miles away and Humberside International Airport 8 miles distant.

ACCOMMODATION

Arranged over two floors and in need of modernisation.

PORCH 1.60m (5' 3") x 1.19m (3' 11")

Enter the property via the uPVC front door into a porch having a pendant light to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

LOUNGE 4.01m (13' 2") x 3.74m (12' 3")

Open plan to the dining room the front facing lounge currently has a gas fire, a uPVC double glazed window, a light fitting and coving to the ceiling, wall lighting, a central heating radiator, carpeted flooring and stairs leading to the first floor.

DINING ROOM 2.99m (9' 10") x 2.08m (6' 10")

Having double glazed aluminium sliding patio doors to the rear garden, coving and a pendant light to the ceiling, a central heating radiator and carpeted flooring.

KITCHEN 2.96m (9' 9") x 2.61m (8' 7")

Providing a range of high and low level units, fitted with work tops having tiled splash backs, a stainless steel sink with chrome mixer tap and a built extractor hood. There is an under counter recess with plumbing for a washing machine and under counter space for a fridge and freezer. There is a uPVC double glazed window to the rear, a uPVC external door to the side, a pendant light to the ceiling, a central heating radiator, a large built in under stairs cupboard and carpeted flooring.

LANDING

Climb the carpeted stairs to the first floor landing with pendant light and loft access to the ceiling, a uPVC double glazed window to the side elevation, a built in cupboard housing the hot water tank and internal doors to the bedrooms and shower room.

BEDROOM ONE 3.59m (11' 9") x 2.67m (8' 9")

To the front of the property with a uPVC double glazed window, a central heating radiator, a pendant light to the ceiling and carpeted flooring.

BEDROOM TWO 3.49m (11' 5") x 2.68m (8' 10")

Fitted with a range of built in furniture having a pendant light and coving to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.75m (9' 0") x 2.03m (6' 8")

To the front of the property having a built in cupboard, a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

SHOWER ROOM

Providing a fully tiled corner unit with mains shower, a pedestal washbasin and close coupled WC. There is a uPVC obscure double glazed window to the rear elevation, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

OUTSIDE

There are gardens to the front and rear, and a driveway providing off road parking. The rear garden is enclosed via fencing and mainly laid to lawn with a small slabbed patio area off the sliding doors.

FIXTURES AND FITTINGS

All built in furniture, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. The gas Baxi boiler is located in the kitchen.

COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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