



12 Curlew Crescent, Scotton, Yorkshire, DL9 3NS
Offers over £175,000



- Detached Family Home • Available with immediate occupancy • Lounge & Conservatory • Kitchen with dining area • 3 Bedrooms • Family bathroom/w.c • Parking and Garage

ENTRANCE RECEPTION

UPVC door leading into entrance reception with stairs to first floor, laminated floor, single radiator and door to lounge.

LOUNGE 3.216 x 5.090 (10'6" x 16'8")

UPVC window to front, TV and telephone points. Laminate floor, fireplace surround ideal for an electric fire. Double radiator and walk through to dining area.

DINING AREA 2.307 x 2.875 (7'6" x 9'5")

Door to kitchen, laminate floor, single radiator and glass French doors leading into conservatory.

CONSERVATORY 2.619 x 2.423 (8'7" x 7'11")

UPVC windows to side and rear with UPVC door to side leading onto the raised decked area. Laminate floor.

KITCHEN 3.300 x 2.173 (10'9" x 7'1")

Single drainer fed by mixer tap, fitted with a range of base, drawer, wall units and stainless steel drawer and shelf unit, with stainless steel worktops, tiling to splash areas, plumbing for automatic washer, gas and electric cooker point and extractor overhead. Single radiator, laminate floor and useful understairs storage cupboard housing Baxi boiler. UPVC window and door to rear.

FIRST FLOOR LANDING

UPVC window to side, loft hatch and built in storage cupboard. Door to bedrooms and bathroom/w.c.

BEDROOM 1 4.466 x 2.716 (14'7" x 8'10")

UPVC window to front, single radiator and laminate floor.

BEDROOM 2 2.718 x 3.539 (8'11" x 11'7")

UPVC window to rear, single radiator and laminate floor.

BEDROOM 3 1.769 x 3.005 (5'9" x 9'10")

UPVC window to front, laminate floor and single radiator.

FAMILY BATHROOM/W.C

Three piece suite comprising panelled bath with mixer taps and shower attachment, low level w.c, pedestal hand basin with mixer tap. Tiling to part walls, single radiator, extractor fan, shaver point and UPVC window to rear.

EXTERNALLY

To the front is a lawned garden with driveway to the side. Flagged drive leading to the garage.

The rear garden is of a generous size having a paved area, raised decked area and shrub borders, enclosed by fencing.

GARAGE

Single garage with up and over door. Power and light.

