

**GRICE &  
HUNTER**

Chartered Surveyors  
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Est 1924



## 8 Harris View, Epworth, DN9 1GJ

- 3 Bathrooms (2 en-suites) • Impressive Dining Kitchen • Large Living/Dining Room •
- Utility Room and Cloakroom • Gas Central Heating and Fully Double Glazed •
- Garage with electric door •



**£475,000 NO CHAIN**

Energy rating

**B**

An exceptionally spacious 6 Bedroomed Detached House recently updated to a 'brand new' standard.

The following works have recently been undertaken.

- New kitchen units and appliances.
- New utility units.
- New bathroom fittings throughout.
- New flat panel radiators.
- New light switches, sockets and light fittings.
- New carpets and tiled flooring.
- New electric up and over door to the garage.
- Redecorated throughout in white.

**Accommodation** (room sizes approx. only)

### Ground Floor

**Central Reception HALL** with tiled flooring, radiator and staircase off.

**LIVING and DINING ROOM** (7.36m x 3.57m plus 2.63m x 1.92m) with front facing bay window, radiator and patio doors to then rear garden.

**Impressive DINING KITCHEN** (6.60m x 3.40m) with extensive range of new units including base and wall cabinets, work surfaces, 1 ½ bowl resin sink unit and breakfast table. Integrated appliances comprising electric oven, 4 ring gas hob with fan over, microwave, dishwasher, fridge and freezer. Radiator, tiled flooring, garden views.

**UTILITY ROOM** (2.75m x 1.80m) with new storage cabinets and worktops to match the Kitchen. Stainless steel sink unit, radiator, tiled flooring and exterior door to the garden. Integral door to garage.

**CLOAKROOM** (1.78m x 0.85m) fully tiled and with new fittings including vanity wash basin and wc. Radiator.

**First Floor** Landing of very good size with two front facing windows and radiator.

**BEDROOM 1** (4.85m x 4.23m) with radiator, front dormer window and side facing window.

**En suite Shower Room** (2.66m x 2.0m) with new suite including shower cubicle, cabinet wash basin and wc. Towel radiator, fully tiled walls and tiled floor.

**BEDROOM 2** (3.60m x 3.26m) with radiator.

**En-suite Shower Room** (3.23m x 1.20m) fully tiled to walls and floor. New suite including shower cubicle, wash basin and wc. Towel radiator.

**BEDROOM 3** (3.60m x 3.13m) with front facing bay window and radiator.

**“JACK AND JILL” BATHROOM** (3.57m x 1.12m) fully tiled to walls and with new suite including shower cubicle, vanity wash basin and wc. Towel radiator and tiled flooring.

**BEDROOM 4** (3.57m x 2.80m) with radiator.

**Main BATHROOM** (1.92m x 1.70m) with new suite including bath, cabinet wash basin and wc. Towel radiator, fully tiled walls and tiled flooring.

**Second floor** Landing with front facing dormer window. Eaves storage space.

**BEDROOM 5** (4.0m x 3.30m) with front facing dormer window and radiator.

**BEDROOM 6** (4.0m max x 3.60m max) with Velux roof light to front and side facing window. Radiator and eaves storage space.

### OUTSIDE

Block paved car parking to front and Integral **GARAGE** (4.85m x 4.30m) with new electric up and over door. Gas central heating boiler.

Pedestrian access on both sides of the house to wall enclosed rear garden designed for easy maintenance including patio and artificial turf.

### SERVICES

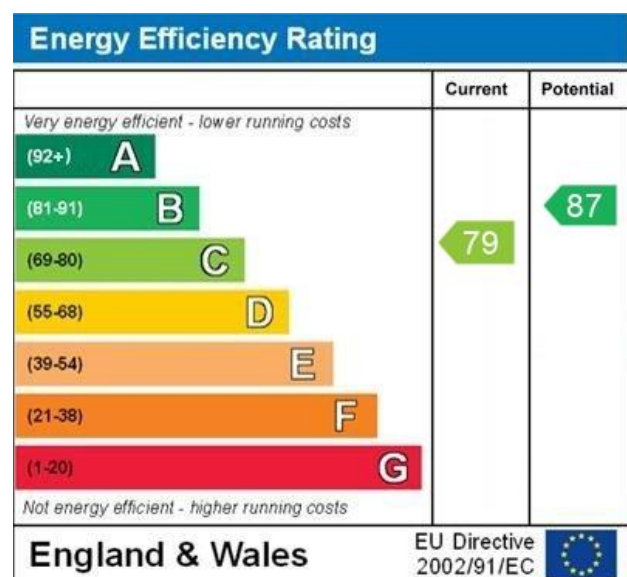
- Mains water, electricity, drainage and gas.
- Gas fired central heating to radiators.

**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band 'F' (on-line enquiry)

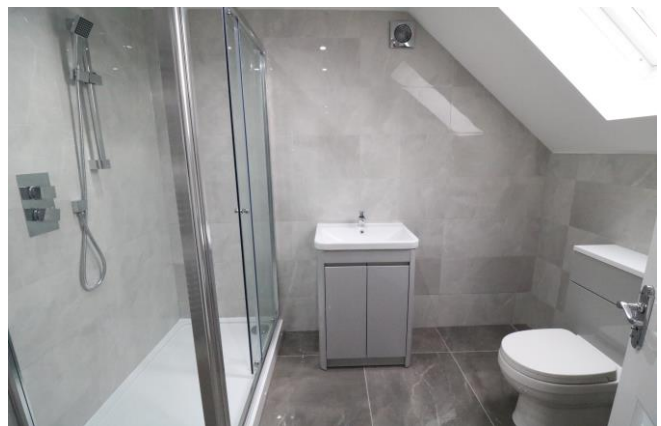
**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684



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