



Yarborough Court, Scawby Road,
Scawby Brook



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£195,000



Key Features

- NO UPWARD CHAIN
- 2 DESIGNATED PARKING
- PRIVATE SIDE GARDEN
- 2 DOUBLE BEDROOMS
- EDGE OF TOWN LOCATION
- COUNCIL TAX BAND B
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

This distinctive 2 bedroom semi detached home is situated in a private courtyard on the fringe of the market town of Brigg. The well lit home includes a dual aspect Lounge, a Dining Kitchen with a range of grey fronted units and bathroom to the first floor. There is a small garden to the front together with a private side garden ideal for those warm summer evenings.

VIRTUAL TOUR

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ENTRANCE

A Pvcu door opens to the Hall with cloaks cupboard, coving, radiator and return stair to the first floor.

LOUNGE 3.56m x 3.59m (11'8" x 11'10")

A well lit dual aspect room with Pvcu windows to the front and side and including a feature arch recess with under the stair cupboard, useable chimney, radiator, cornice ceiling rose and radiator.

DINING KITCHEN 2.8m x 3.45m (9'2" x 11'4")

Appointed with a range of light grey painted units with marbled tops to include a stainless steel sink with cupboards under, plumbing for an automatic washing machine, 4 further base units, space for an under the counter refrigerator, electric cooker, an additional 3 units at eye level together with wall mounted gas fired combination boiler, tiled splash areas, radiator, coving and Pvcu double glazed window to the front aspect.

LANDING

Turned spindle balustrade rail.

BEDROOM 1 3.59m x 3.62m (11'10" x 11'11")

A dual aspect double room with radiator and wardrobe recess.

BEDROOM 2 2.81m x 3.58m (9'2" x 11'8")



A forward facing room appointed with a range of furniture to include a double wardrobe with mirror doors, dressing table and fitted shelving. There is also a radiator, Pvcu double glazed window and access to the roof space.

BATHROOM 1.46m x 2.62m (4'10" x 8'7")

Appointed with a suite to include a bath with electric shower over, pedestal wash hand basin, close coupled wc, radiator, extractor fan, tiled to both splash and shower areas and Pvcu double glazed window.

OUTSIDE

The property is approached over a private courtyard with designated parking for two cars. A clipped beech hedge fronts the home beyond which there is a neat lawn. A high timber gate allows access to the private side garden where there is a seating area, lawn and timber shed.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the property suitability prior to offer.

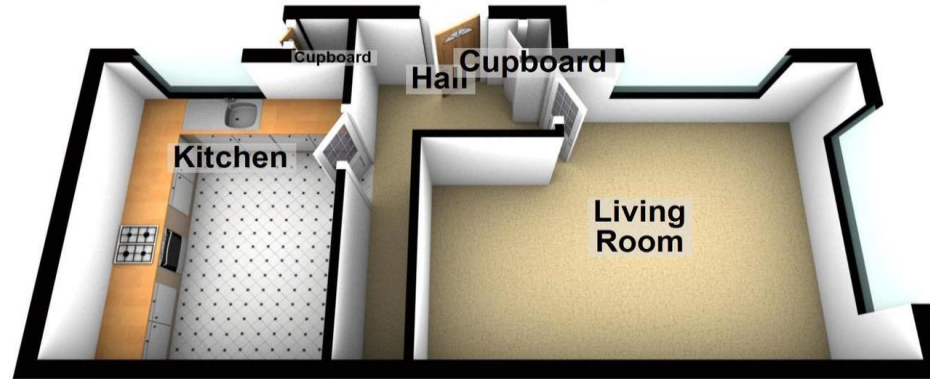
ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in-house solicitors. We may receive a fee of up to £200 if you use their services.

KEY FACTS FOR BUYERS

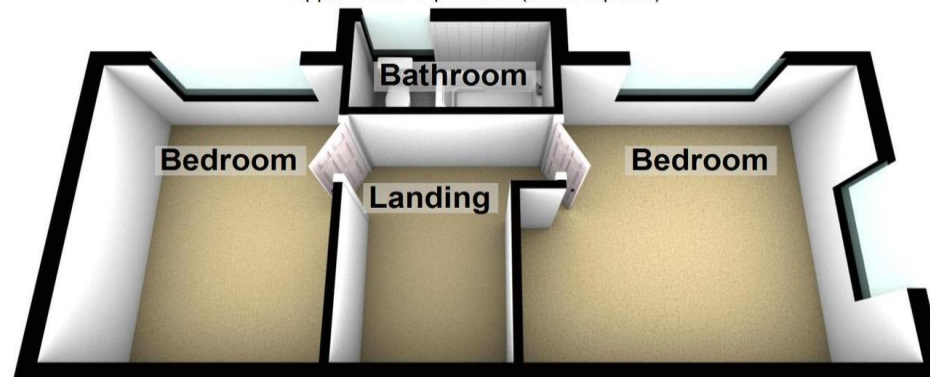
Ground Floor

Approx. 33.1 sq. metres (356.7 sq. feet)

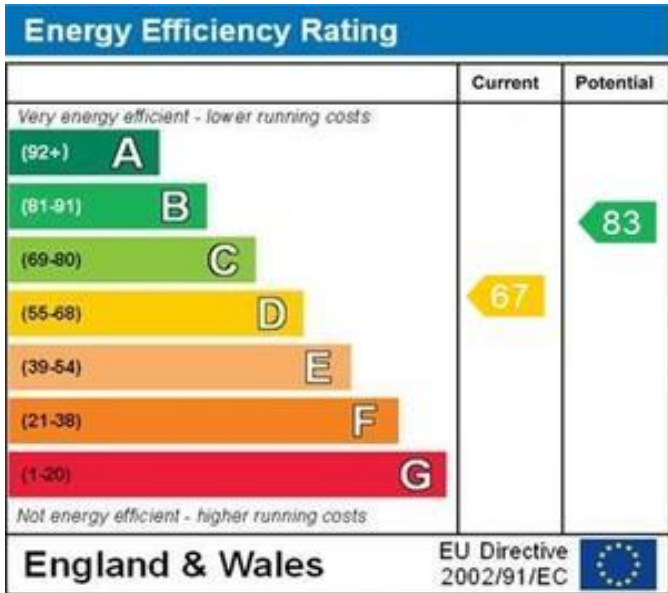


First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 65.8 sq. metres (708.8 sq. feet)



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