



Yarborough Court, Scawby Brook



£138,000



Key Features

- NO ONWARD CHAIN
- FTB OR INVESTOR OPPORTUNITY
- DUAL ASPECT LOUNGE
- COURTYARD GARDEN
- 2 CAR RECEPTION PARKING
- COUNCIL TAX BAND B
- EPC RATING D
- FREEHOLD





Offered with the benefit of NO ONWARD CHAIN this distinctive 2 bedroom semi detached home is an excellent first home or investor opportunity. Situated on the western fringes of the historic market town of Brigg the well proportioned home includes a well lit dual aspect lounge, extensively appointed kitchen and a first floor bathroom. The generous courtyard garden is an ideal place to relax and a 2 car reception area completes the home.

VIRTUAL TOUR

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HALL

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

LOUNGE 3.56m x 3.58m (11'8" x 11'8")

A well lit dual aspect room focused on the mahogany style fire place with inset electric fire. The room also includes a deep, arched display recess with access to the under stair cupboard, radiator, TV aerial point, telephone point, cornice, ceiling rose and 2 Pvcu double glazed windows.

KITCHEN 3.58m x 2.79m (11'8" x 9'2")

A forward facing room appointed with a range of modern white fronted units with contrasting granite effect tops to include an inset single stainless steel sink unit with cupboard under, space and plumbing for an automatic washing machine, 4 further base units together with 6 additional units at eye level, inset electric hob with extractor hood over and oven under, wall mounted gas fired central heating boiler, tiled splash areas, radiator, coving and Pvcu double glazed window.

LANDING

Centrally placed with spindle balustrade rail and coving.

BEDROOM 1 3.6m x 3.59m (11'10" x 11'10")

A further dual aspect room with recess for wardrobes, radiator and coving.

BEDROOM 2 3.6m x 2.8m (11'10" x 9'2")

A forward facing double room with radiator, coving and access to the roof space.

BATHROOM 2.6m x 1.45m (8'6" x 4'10")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with telephone style shower attachment, tiled to half height and to the shower area, radiator, extractor fan and Pvcu double glazed window.

OUTSIDE

The property is approach over a private drive and there is a block paved side reception area allowing parking for 2 cars. The main garden lies to the front of the property and is comprises of a generous, easy care block paved courtyard with established shrub borders. The property is well screened by a mix of clipped conifers and timber panel fencing. A useful timber store and garden tap completes the property.

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 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 upto £200 if you use their services.

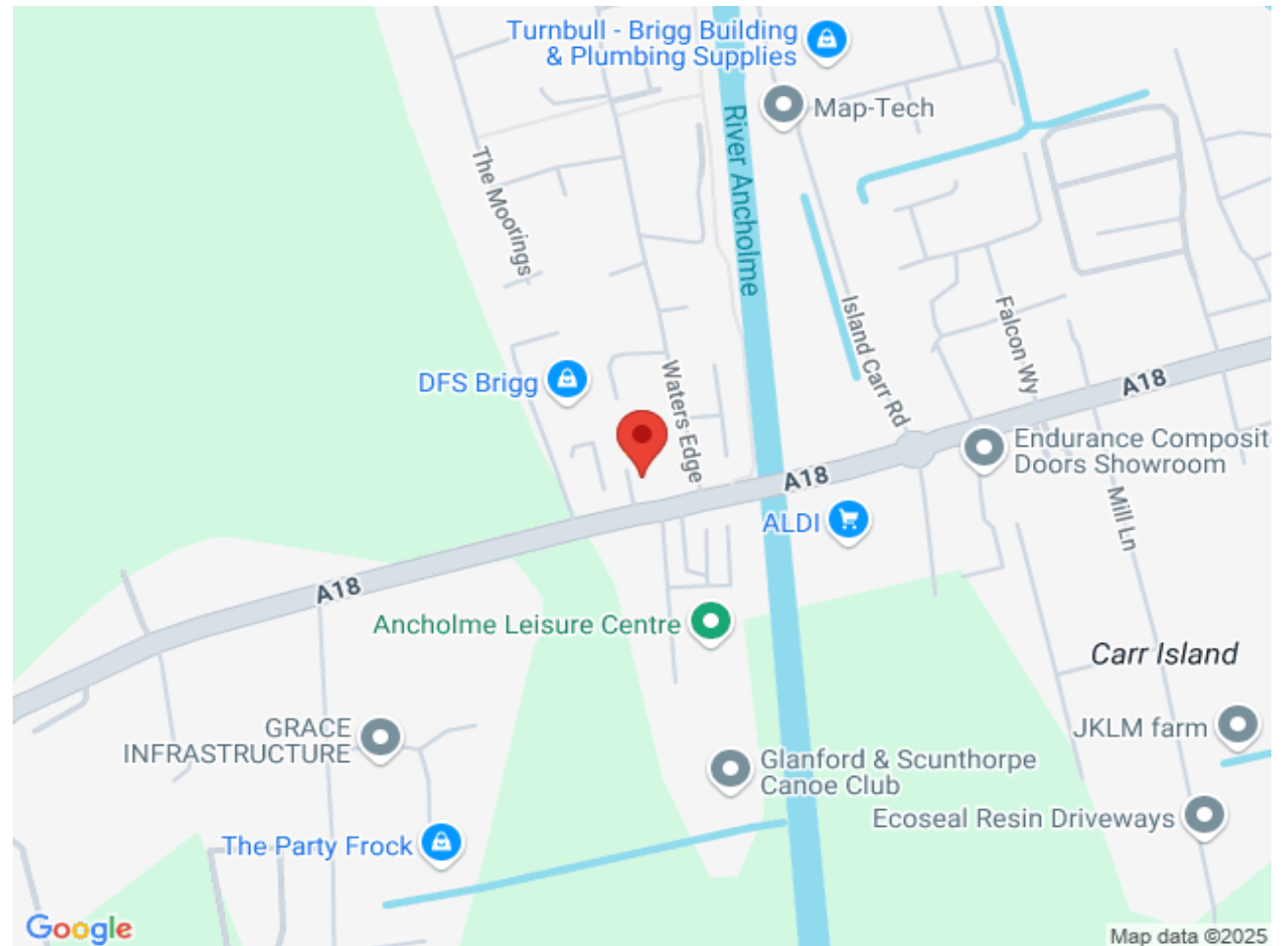
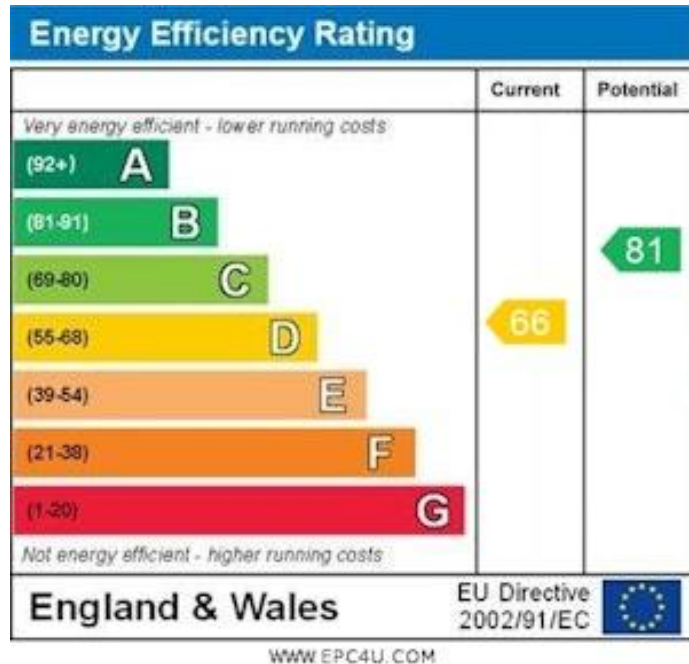
KEY FACTS FOR BUYERS

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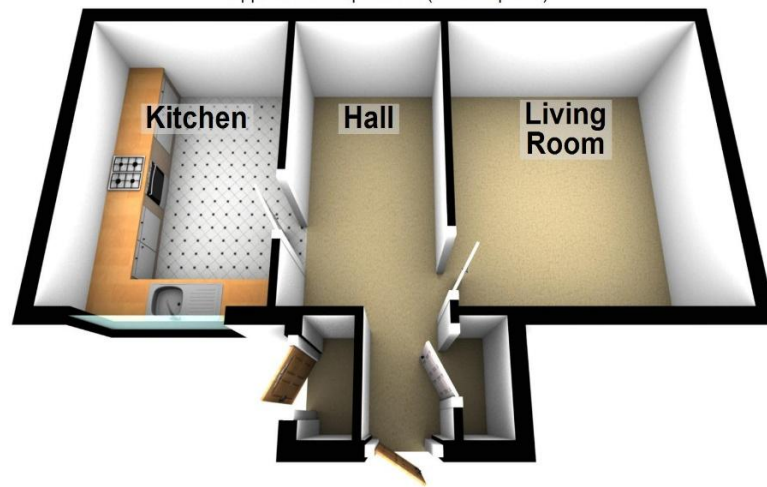






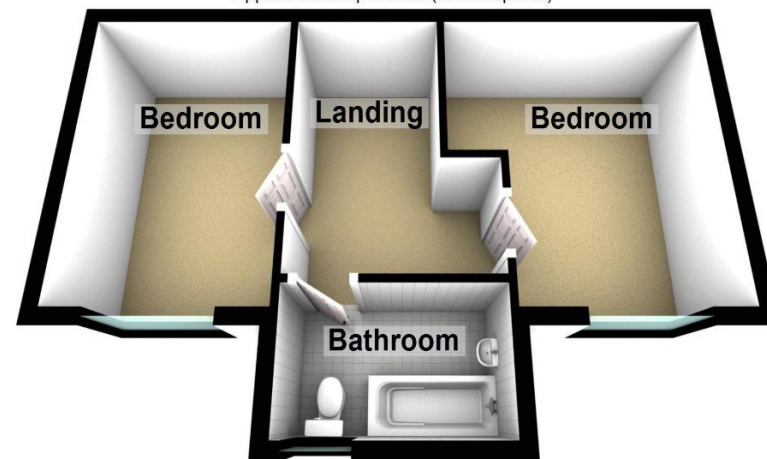
Ground Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 67.1 sq. metres (722.1 sq. feet)

