



17 Kings Road,
Barnetby DN38 6HF

BROWN & CO



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An excellent sized three-bedroom traditional semi-detached family home enjoying open views to the rear. The accommodation briefly comprises lounge diner and kitchen with a useful separate utility area. To the first floor are three good sized bedrooms and the family bathroom. Outside, the property benefits from off-road parking to the front and generous gardens to the rear which are primarily laid to lawn.

Asking Price £199,950



ENTRANCE HALLWAY

Spacious Hallway accessed via white uPVC door with internal doors giving access to the Lounge Diner, Kitchen and W.C / Shower Room

LOUNGE DINER

White uPVC double glazed leaded bay window to the front, white uPVC double glazed french doors giving access to the rear garden. Two central heating radiators and feature fireplace.

KITCHEN

White uPVC double glazed window, internal door giving access to the utility room. Range of base and wall units in a Wood Finish with laminate work surfaces having tiled splash back with built in Oven, Hob, extractor hood, sink with draining board and fridge. Central heating radiator, internal doors leading to the Entrance hallway and utility room.

UTILITY ROOM

White uPVC double glazed door and window giving access to and over looking the rear garden. Under counter space and plumbing for washing machine, stainless steel sink with drainer. Central heating radiator.SHOWER ROOMWhite obscure glazed uPVC window, white low flush W.C and basin, tiled shower cubicle with bi-folding door. Central heating radiator.

BEDROOM ONE

A double bedroom with white uPVC double glazed window to the front with central heating radiator below. Two built in wardrobes.

BEDROOM TWO

Another double bedroom with white uPVC double glazed window to the front with central heating radiator below

.BEDROOM THREE

A good sized third bedroom, which could accommodate a double bed if needed. White uPVC double glazed window to the rear with central heating radiator below.

BATHROOM

Three piece suite comprising low flush w.c, basin and corner bath. White uPVC window with obscure glazing to the front, central heating radiator.REAR GARDENEnclosed rear garden which is predominantly laid to lawn. Currently there are two timber sheds and hard standing area

GENERAL REMARKS AND STIPULATIONS

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion.

Council Tax

We are advised by North Lincolnshire Council that this property is Band B.

Services

Please note we have not tested the services of any of the equipment or appliances in this property.

Accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans

The floorplans within these particulars are for identification purposes only, they are representational and not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business

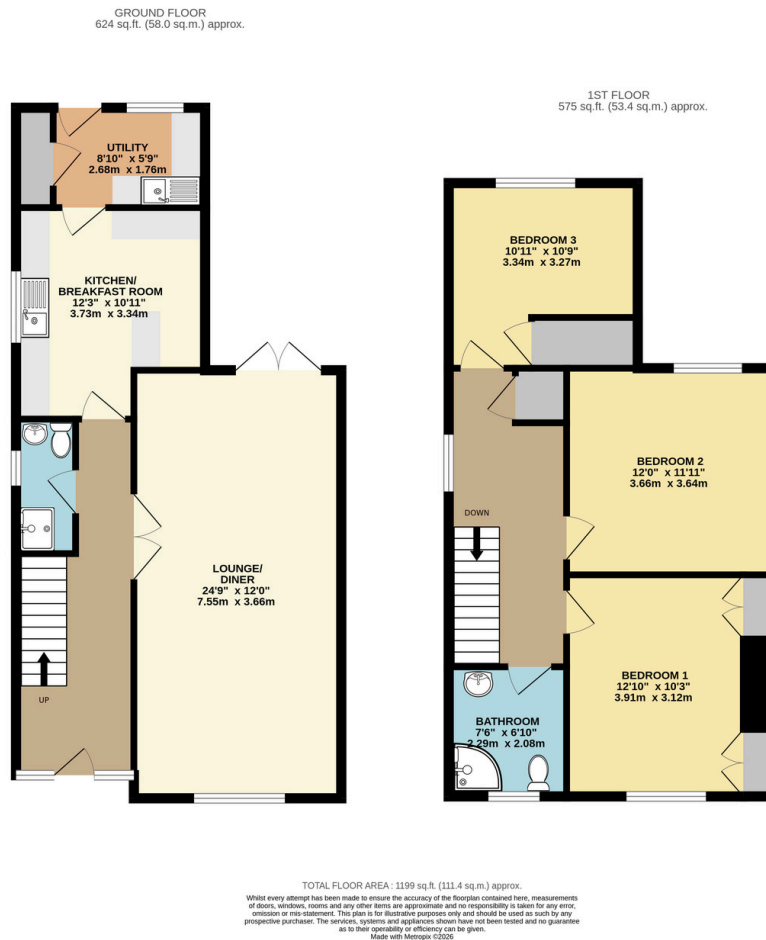
Monday to Friday, 9.00am to 5.30pm.

Viewing

Please contact Brown & Co's Humber Office.

Agents Note

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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