



17 HILLSIDE ROAD

BRIGG, DN20 0HQ

£220,000
FREEHOLD

Welcome to Hillside Road – A Charming Family Home in a Peaceful Cul-de-Sac, a lovely position and great family home located near good schools, shops and amenities



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DESCRIPTION

Nestled at the bottom of a quiet cul-de-sac in the popular village of Broughton, Hillside Road enjoys a lovely position with stunning side and rear views. This versatile and well-maintained family home has been extended on the ground floor, offering flexible living options to suit a variety of needs

The property benefits from excellent off-street parking, along with access to a detached garage with electric door, making it an ideal choice for growing families or those needing additional storage.

Ground Floor

From the entrance hallway, you are welcomed into a generous open-plan living and dining room, perfect for relaxing or entertaining. This leads seamlessly through to the sunroom, a bright and airy space that could easily be utilised as a fourth double bedroom, especially as it is served by a convenient ground floor shower room - an excellent solution for guests or anyone requiring single-level living. Completing the ground floor is the well-proportioned kitchen, offering plenty of potential to modernise and personalise.

First Floor

Upstairs, the property features two double bedrooms and a single, served by the family bathroom

Exterior

The landscaped rear garden has been thoughtfully designed for low-maintenance living, featuring a summer house with electric and light, AstroTurf, a sunny aspect, and plenty of privacy - a perfect space for relaxing outdoors.

Hillside Road presents a fantastic opportunity to put

your own stamp on an already wonderful home, with space, versatility, and a desirable location all working in its favour.

Room Measurements Ground Floor

Living Room: 4.01m x 3.46m

Dining Room: 2.47m x 2.73m

Sunroom / Bedroom 4: 3.60m x 3.05m

Kitchen: 4.12m x 2.51m

First Floor

Bedroom 1: 3.37m x 3.06m

Bedroom 2: 3.36m x 3.06m

Bedroom 3: 2.23m x 2.20m

Family Bathroom: 2.20m x 1.70m

Dining Room: 2.47m x 2.73m

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

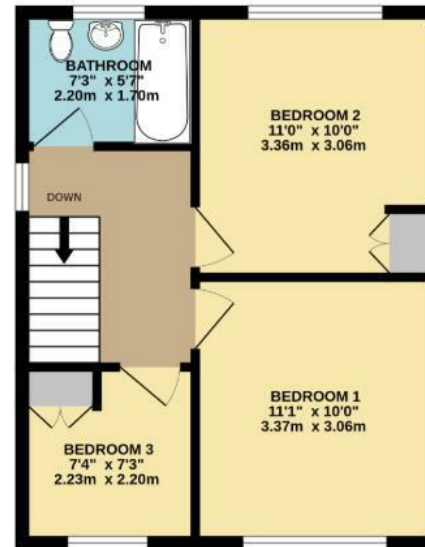
Floor Area – 1173.00 sq ft

Tenure – Freehold





1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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