



16 PRIORY CRESCENT

ULCEBY, DN39 6TS

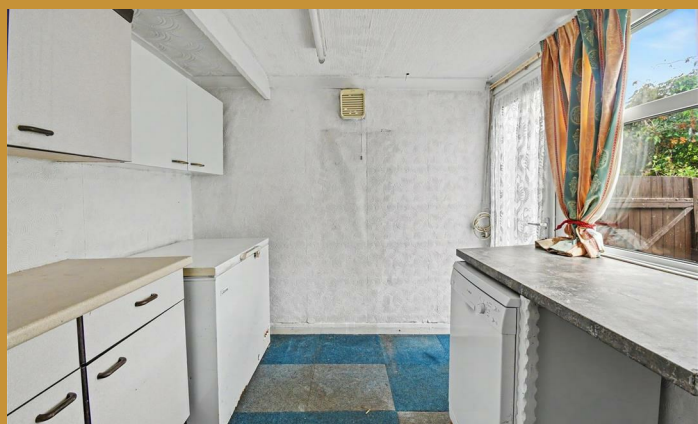
£149,950
FREEHOLD

Offered for sale with no forward chain, this three-bedroom semi-detached home is situated in a popular village location and offers spacious accommodation including a large lounge/dining room, kitchen and separate utility room. Benefiting from a replacement boiler, upgraded windows and electrical improvements in recent years, the property also features a driveway, garage and enclosed mature rear garden. Requiring some cosmetic updating, this is an excellent opportunity to create a home to your own taste.



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DESCRIPTION

Situated in a desirable village location, the property offers well-proportioned accommodation throughout, including a spacious lounge/dining room providing an ideal space for both everyday living and entertaining. The kitchen is complemented by a separate utility room, adding valuable practicality for modern family life.

Whilst the property would benefit from some decorative and cosmetic updating, a number of key improvements have already been carried out in recent years, including a replacement boiler, upgrades to the windows, and improvements to the electrical system, giving prospective purchasers a solid foundation from which to enhance the home further.

Externally, the property benefits from a driveway providing off-road parking, a garage, and a mature enclosed rear garden, offering a private outdoor space to enjoy throughout the seasons.

This is a fantastic opportunity to acquire a home with great potential in a sought-after village setting. Early viewing is highly recommended.

LOUNGE THROUGH TO DINING

KITCHEN

UTILITY

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

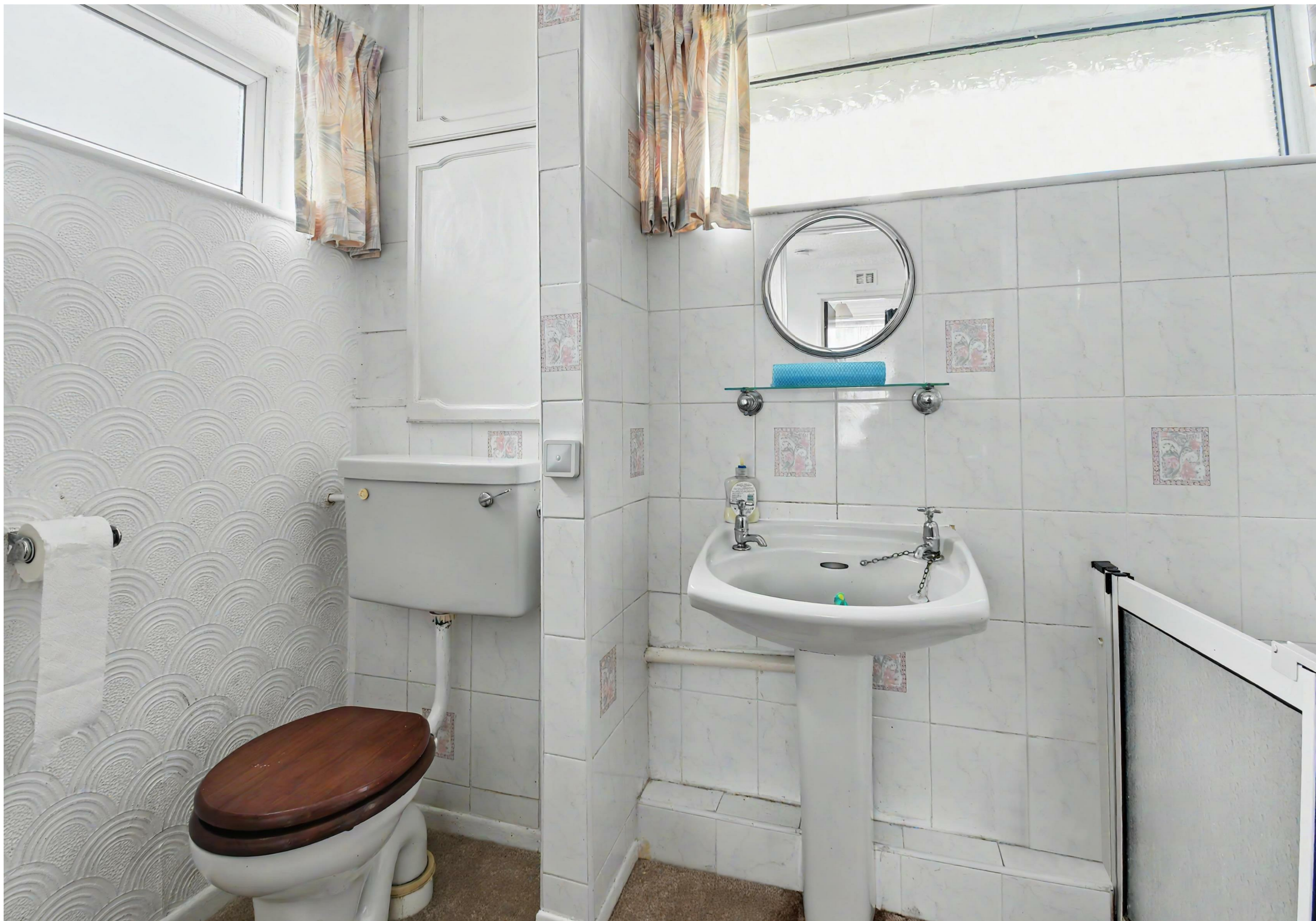
BEDROOM THREE

FAMILY BATHROOM

GARAGE, GARDENS AND DRIVEWAY

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(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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