



**5 Wharfdale Close
Scunthorpe, DN15 8SW
£150,000**

Bella
properties

Bella Properties brings to the market for sale this well presented two bedroom bungalow in the village of Gunness. Well maintained, this property is deceptively spacious inside and out offering two double bedrooms, off road parking and a sizeable rear garden. Found in a cul de sac position, the property is absolutely ideal for a couple or sole occupant and briefly comprises the kitchen, lounge, inner hallway, conservatory, two bedrooms and three piece bathroom.

Close to local amenities while maintaining a countryside feel, this home is certain to have widespread appeal.

Viewings are available immediately and come highly recommended to appreciate this lovely home.



Kitchen 14'3" x 8'11" (4.35 x 2.72)

Entrance to the property is via the side door and into the kitchen. Laminate effect flooring with central heating radiator and uPVC window faces to the front of the property. Base height and wall mounted wooden units with complimentary countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan, stainless steel sink and drainer and space and plumbing for white goods.

Lounge 16'11" x 11'2" (5.16 x 3.41)

Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble effect surround and uPVC bay window faces to the front of the property.

Hallway 6'7" x 4'5" (2.01 x 1.37)

Internal doors lead to the kitchen, lounge, two bedrooms, bathroom and storage cupboard.

Bedroom One 13'11" x 9'6" (4.26 x 2.92)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the rear of the property.

Bedroom Two 9'8" x 10'6" (2.96 x 3.21)

Carpeted with central heating radiator and sliding doors lead to the conservatory.

Conservatory 9'8" x 11'4" (2.95 x 3.46)

Brick based construction with laminate effect flooring and uPVC windows and door face to the rear garden.

Bathroom 6'7" x 5'8" (2.01 x 1.74)

Vinyl effect flooring with central heating radiator, and uPVC window faces to the side of the property. A three piece suite consisting of sink, toilet and shower.

External

To the front of the properties are gravelled gardens with a driveway for off road parking which leads to the rear garden via a gate with a car port. The rear garden is of good size and laid to lawn with wooden storage shed, greenhouse and shrubs.

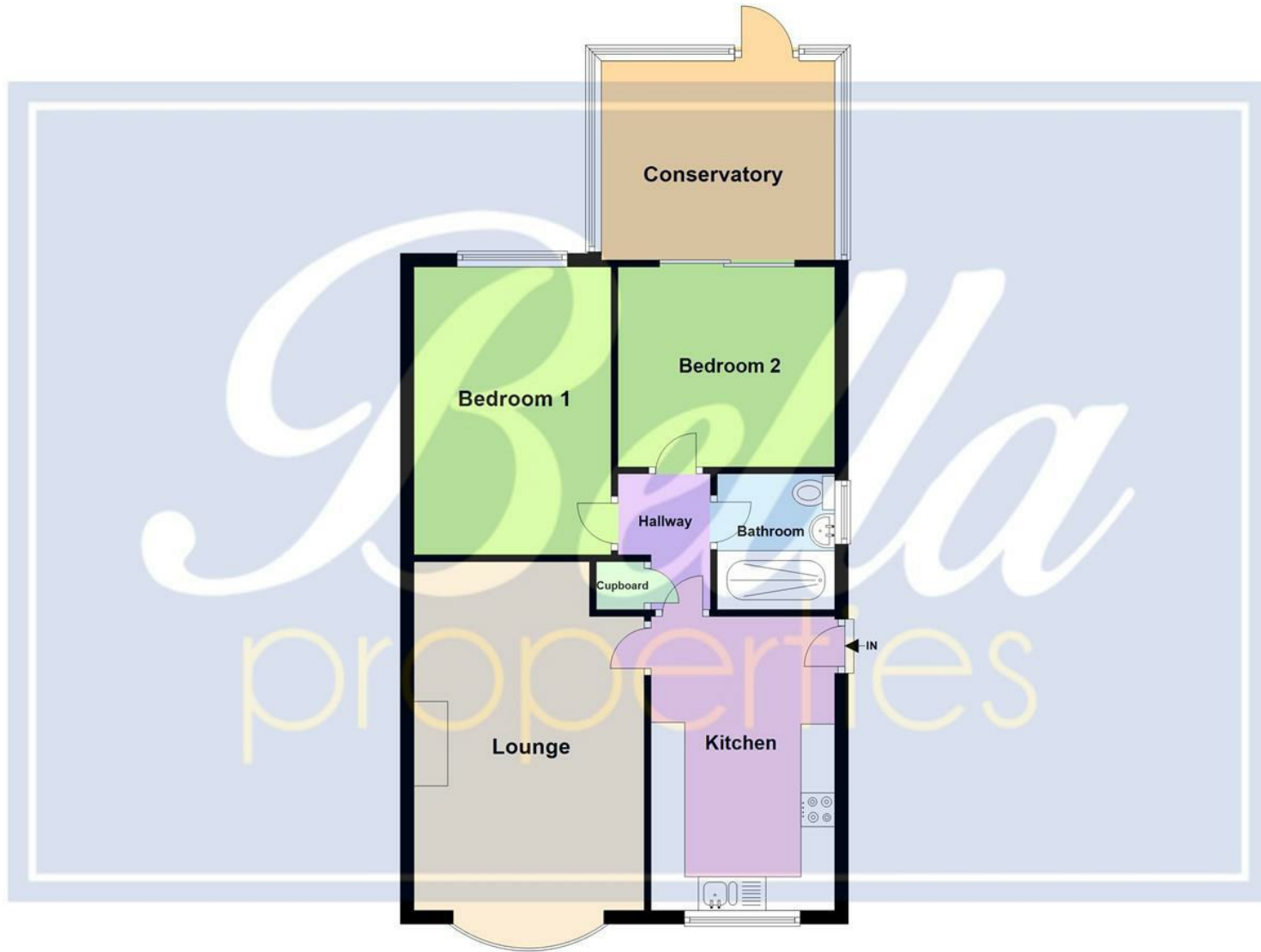
Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Floor Plan



Total area: approx. 70.1 sq. metres (755.0 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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