



63 VICTORIA ROAD BARNETBY, DN38 6HY

£170,000
FREEHOLD

Traditional three-bedroom semi-detached home situated on a fantastic plot with a huge rear garden and no onward chain. Offering spacious accommodation, detached garage, ample parking and bags of potential to create a dream family home.



WWW.BILTONS.CO.UK
01724 642002

63 VICTORIA ROAD

DESCRIPTION

THREE BEDROOM SEMI-DETACHED HOME ON A FANTASTIC PLOT WITH HUGE REAR GARDEN | NO ONWARD CHAIN | TRADITIONAL FAMILY HOME WITH BAGS OF POTENTIAL | DETACHED GARAGE & AMPLE PARKING | SPACIOUS LOUNGE DINER

Situated on Victoria Road in Barnetby, this traditional three-bedroom semi-detached home occupies a fantastic plot with an exceptionally large rear garden, offering endless potential to create a dream family home. Tidy and well-maintained throughout, the property is ready for a new owner to put their own stamp on it and is offered to the market with the added benefit of no onward chain.

Step inside via the front entrance into a welcoming hallway where you will find stairs rising to the first floor and access through to the spacious lounge diner. The dual aspect lounge diner is filled with natural light thanks to the bow window to the front and rear window overlooking the garden, with an open archway seamlessly connecting the lounge and dining areas to create a fantastic family and entertaining space. From the dining area, a door leads through to the kitchen.

The galley-style kitchen is fitted with traditional wood wall and base units complemented by matching worktops, integrated oven and hob, and provides access to the rear garden via the rear exit door. Off the kitchen is a rear lobby area leading to the downstairs bathroom, fitted with a bath, pedestal wash hand basin and WC, along with a separate utility room offering excellent additional space for appliances and storage.

To the first floor are three bedrooms. Bedroom one is a particularly generous double bedroom with two windows to the front elevation and a built-in cupboard. Bedroom two is another good size double room

overlooking the rear garden and benefits from a fitted cupboard housing the boiler. Bedroom three is a well-proportioned single bedroom ideal as a nursery, child's bedroom or home office.

Outside, the property continues to impress with its generous plot. To the front is a neat lawned garden with pathway leading to the entrance door, alongside a paved driveway providing off-road parking for multiple vehicles and leading to the detached garage. Beyond the garage is a rear courtyard area giving access to the substantial rear garden. Mainly laid to lawn with a paved pathway running up the side, this fantastic outdoor space offers huge potential to create a dream garden with plenty of room for a summer house, man cave, children's play area or entertaining space.

This property presents an exciting opportunity for buyers looking for a traditional home with generous outside space and fantastic future potential.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and access into the lounge diner.

Lounge

Spacious front facing reception area with bow window to the front elevation and open archway into the dining area.

Dining Area

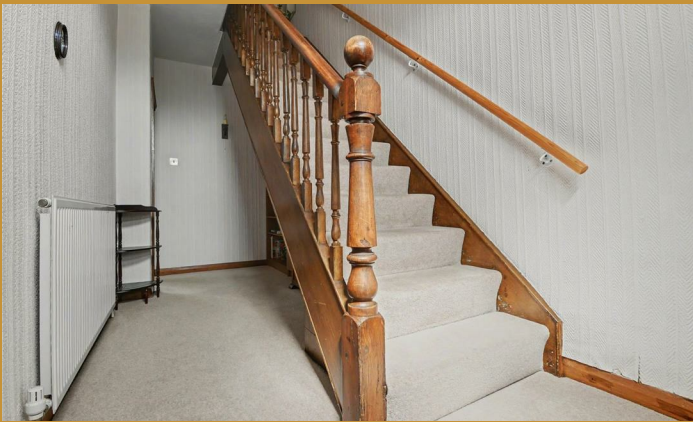
Rear facing dining space with window overlooking the garden and door leading through to the kitchen.

Kitchen

Fitted with traditional wood wall and base units with complementary worktops, integrated oven and hob, rear exit door and access into the rear lobby.

Rear Lobby

Useful additional space providing access to the bathroom and utility room.



Bathroom

Fitted with bath, pedestal wash hand basin and WC.

Utility Room

Good size utility area with space for appliances and additional storage.

First Floor Landing

Providing access to all three bedrooms.

Bedroom One

Generous double bedroom with two windows to the front elevation and built-in cupboard.

Bedroom Two

Good size rear facing double bedroom with fitted cupboard housing the boiler.

Bedroom Three

Well-proportioned single bedroom ideal for a nursery, office or child's bedroom.

Outside

To the front of the property is a neat lawned garden with pathway leading to the entrance door and a paved driveway providing ample off-road parking and access to the detached garage. To the rear is a courtyard area and a substantial lawned garden with paved pathway, offering endless potential for outdoor entertaining, play areas, summer house or man cave space.

63 VICTORIA ROAD





63 VICTORIA ROAD

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

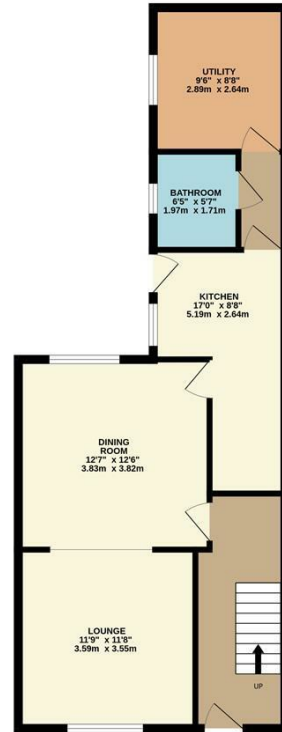
Viewings – By Appointment Only

Floor Area – 1052.00 sq ft

Tenure – Freehold



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every effort 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 misstatement. 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.
Made with Metapix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002