



**1 The Old Library Cottage Beck Road, Scunthorpe
DN16 1UD
£475 Per Month**

Bella Properties are delighted to bring to the market for rental a modern this one bedroom ground floor flat within the converted Old Library on Cottage Beck Road. Perfect for a couple or single occupant, this ground floor property briefly consists of a hall, kitchen/living area, double bedroom and bathroom with parking to the rear and great connections to local amenities. Viewing is recommended to fully appreciate this property which is full of character and potential.



Description

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Hall

4'7" x 4'2" (1.406 x 1.275)

Newly carpeted throughout and doors leading to the kitchen/living area and bathroom.

Kitchen/Dining

12'8" x 21'1" (3.866 x 6.436)

L shaped open plan kitchen and living area. Part newly carpeted, part vinyl flooring. Good range of modern, light wood base units with black surfaces. Fitted oven and hob with stainless steel extractor hood and stainless steel sink with hot/cold mixer tap. Space for a fridge freezer. Radiator and three white, wooden windows to the front of the property with fitted blinds.

Bedroom

7'8" x 12'11" (2.345 x 3.953)

Good sized, newly carpeted double bedroom with radiator and two white wooden window with fitted blinds to the front of the property.

Bathroom

9'2" x 4'7" (2.799 x 1.408)

Bathroom complete with toilet, sink and tiled shower. Tiled splash backs, heated towel rail and vinyl floor.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

