



**23 St. James Place, Scunthorpe**  
**DN16 3FH**  
**£165,000**

Bella Properties brings to the market this welcoming home in a convenient cul de sac location with easy access to Holme Valley Primary School as well as Bottesford Beck trail. This would make a great starter home or investment opportunity. This three-bedroom home also comes complete with the convenience of off-street parking for up to three cars. Well decorated throughout, being both modern and neutral.

This home comprises of an entrance hall which leads to a useful ground floor WC, a well equipped dining kitchen and onto the spacious living room with two sets of patio doors opening onto the good sized rear garden. Upstairs, the large master bedroom comes with own ensuite shower room, family bathroom, spacious double bedroom and single bedroom. Externally a fully enclosed and good sized rear garden, a large paved patio area runs the width of the house.

Viewings available now on this well presented end of terrace family home.





### Entrance Hallway

Accessed through a composite door with staircase to the first floor, doors to downstairs wc, kitchen and living room.

### Downstairs WC

6'6" x 2'9" (2.00 x 0.85)

With a WC, corner hand wash basin, extractor.

### Kitchen

15'1" x 8'0" (4.61 x 2.45)

The kitchen area provides a sink, dishwasher, electric fan oven with 4 ring gas hob and extractor above, plumbing for washing machine, radiator and a cupboard housing the gas fired combi boiler. Window to the front.

### Living Room

14'10" x 11'11" (4.53 x 3.64)

With two rear facing patio doors, radiator, and access to under stairs cupboard.

### Bedroom One

11'8" x 10'1" (3.58 x 3.08)

Rear facing with two windows, radiator and access to en suite shower room.

### En Suite

7'11" x 2'5" (2.43 x 0.75)

Enclosed shower cubicle, WC and sink, window to the rear, radiator and extractor.

### Bedroom Two

7'8" x 6'6" (2.34 x 2.00)

Front facing with window and radiator.

### Bedroom Three

9'3" x 6'6" (2.84 x 1.99)

Front facing with window and radiator.

### Bathroom

7'8" x 5'10" (2.34 x 1.78)

Three piece bathroom consisting of bath, WC and sink. Radiator and extractor.

### Externally

A lawned front garden and paved pathway leading to the front entrance doorway. With parking for three vehicles to the side of the property and gated access to the rear which is fully enclosed. Laid to lawn with a large paved patio area and hard standing area for the shed.

### 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                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 91                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

