

HUNTERS®

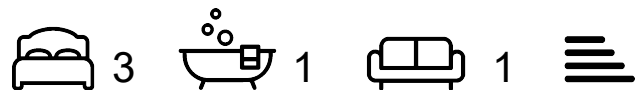
HERE TO GET *you* THERE



Ribston Close

Scunthorpe, DN16 3SX

Offers In The Region Of £230,000



Council Tax: C



14 Ribston Close

Scunthorpe, DN16 3SX

Offers In The Region Of £230,000



Front

Front of the home, with a grassed area, sitting adjacent to the driveway, which offers ample off road parking and leads to the garage.

Garden

Garden to the rear, which offers a low maintenance area - backing onto the Valley Park bowling green.

Lounge

15'11" x 16'10" (max) (4.87m x 5.15m (max))

Neutrally decorated, generously sized lounge, to the front aspect of the home.

Kitchen / Diner

8'7" x 8'7" (2.62m x 2.63m)

Kitchen / diner to the front of the property, with ample fitted wall and floor units for storage.

Bathroom

Fully tiled bathroom, with neutral suite and walk in shower.

Bedroom 1

12'8" x 8'9" (3.87m x 2.69m)

Double bedroom to the rear aspect of the property, with fitted storage.

Bedroom 2

10'5" x 12'0" (3.18m x 3.68m)

Bedroom / sitting room - offering a versatile space, depending on requirements - with sliding doors accessing the garden.

Bedroom 3

7'8" x 6'10" (2.36m x 2.10m)



A map snippet from Google Maps showing a green area labeled 'Valley Park' and a road labeled 'Valley View Dr'. An orange location pin is placed on the road. The Google logo and 'Map data ©2026' are visible at the bottom.

A satellite map of Middlethorpe, Leeds, showing Moorwell Rd and Manor Rd. A red location pin is placed in the center of the residential area.

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.

The ground floor plan shows a rectangular layout. At the top are two bedrooms: Bedroom 1 (12'8" x 8'10", 3.87m x 2.68m) on the left and Bedroom 2 (12'1" x 10'5", 3.68m x 3.16m) on the right. Below Bedroom 1 is Bedroom 3 (8'8" x 6'11", 2.63m x 2.10m). A central hallway connects these bedrooms to the rest of the house. To the right of the hallway is a bathroom (9'1" x 8'8", 2.77m x 2.65m) and a cupboard. Below the hallway is a kitchen/dining room (17'3" x 8'8", 5.27m x 2.63m) featuring a sink, stove, and refrigerator. To the right of the kitchen/dining room is a large living room (16'10" x 16'0", 5.14m x 4.88m). A porch is located at the bottom left, adjacent to a wardrobe. The plan also includes a large 'PUNTERS' watermark across the living room area.

BEDROOM 1
12'8" x 8'10"
3.87m x 2.68m

BEDROOM 2
12'1" x 10'5"
3.68m x 3.16m

BEDROOM 3
8'8" x 6'11"
2.63m x 2.10m

HALLWAY

BATHROOM
9'1" x 8'8"
2.77m x 2.65m

CUPBOARD

KITCHEN/DINING ROOM
17'3" x 8'8"
5.27m x 2.63m

LIVING ROOM
16'10" x 16'0"
5.14m x 4.88m

WARDROBE PORCH

PUNTERS

TOTAL FLOOR AREA: 853 sq ft. (79.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.

Please contact our Hunters Scunthorpe Office
on 01724 700000 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2010/31/EC

Environmental Impact (CO₂) Rating

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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