



91 York Road, Brigg
£175,000

 **NEWTON
FALLOWELL**

91 York Road

Brigg

This stylishly presented turnkey home is considered to be an outstanding first home within an established residential area in the market town of Brigg. Presented to a high standard throughout, the home includes a generous forward facing Lounge, modern kitchen which links to the enclosed garden, ideal for easy relaxation and socialising. The 2 double bedrooms are served by an outstanding modern bathroom with mains fed over the bath shower.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Turnkey Home
- No Onward Chain
- Parking and Garage
- Private gardens
- Stylish Bathroom
- Contemporary Bathroom
- Council Tax Band A
- EPC Rating D





Entrance

A Pvcu door opens to a reception lobby with deep store cupboard.

Lounge

13' 11" x 12' 4" (4.24m x 3.77m)

A generous bow fronted, forward facing room with laminated floor, radiator and stair to the first floor.

Dining Kitchen

12' 4" x 8' 9" (3.75m x 2.66m)

Stylishly appointed with a good range of woodgrain fronted high and low units with inset electric hob, oven and extractor over, breakfast bar and door to the enclosed rear garden.

Landing

Pvcu window, coving and access to the roof space.

Bedroom 1

12' 4" x 8' 7" (3.77m x 2.61m)

A forward facing double room.

Bedroom 2

12' 3" x 8' 10" (3.74m x 2.69m)

A rear facing double room

Bathroom

9' 0" x 5' 3" (2.74m x 1.61m)

Fully panelled and appointed with a contemporary suite in white with mains shower with drencher head over.



**Garden**

The home is fronted by an open plan lawn and a side drive allows parking for 4 cars. High gates open to the enclosed rear where there is a single detached garage. The garden is designed for easy socialising with a flagged patio overlooking a lawn with raised borders and a timber deck .

Driveway

4 Parking Spaces

Drive and single garage

Buyers AML Fees and Pre-purchase Checks

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.

DRIVEWAY

4 Parking Spaces

Drive and single garage





Newton Fallowell Brigg

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