



67 HIGH STREET

BRIGG, DN20 0JU

£175,000
FREEHOLD

Immaculately presented throughout, this two bedroom semi-detached home features a welcoming lounge with an open fireplace, a stylish kitchen diner, conservatory, utility area and WC. Outside, the generous enclosed rear garden offers a pond, multiple timber sheds and gated off-road parking for several vehicles.



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DESCRIPTION

Immaculately presented throughout, this two bedroom semi-detached home on High Street, Broughton offers stylish accommodation and a wonderfully spacious rear garden with off-road parking for multiple vehicles.

Step through the front door into an entrance lobby, where stairs rise to the first floor and a door opens into the inviting lounge. A bay window brings in plenty of natural light, while the brick open fireplace makes an attractive focal point. From here, a door leads through to the stunning kitchen diner, fitted with modern white Shaker-style wall and base units, wood worktops and tiled splashbacks. There is an integrated oven and hob, space for a fridge freezer and plenty of room for a dining table and chairs. A handy understairs cupboard provides additional storage and houses the boiler fitted on 2024.

A rear door opens into the conservatory, which enjoys views over the garden and has a door leading outside. The conservatory also provides access to a separate utility area and WC.

Upstairs, there are two generously sized double bedrooms, with bedroom one benefiting from a fitted wardrobe. The bathroom comprises a bath with an electric shower over and glass screen, a vanity wash basin, WC, heated towel radiator and fitted storage cupboard.

The outside space is a real highlight. To the front, a neat lawn sits behind iron railings and a gate, with a path leading to the front door and continuing along the side of the house. The large, fully enclosed rear garden offers gated access to off-road parking for multiple vehicles. Beyond this is a lawn with planted borders and a garden path leading to a beautiful pond surrounded by a paved patio. Multiple timber sheds provide useful storage and workspace, completing a garden with plenty to offer keen gardeners.

Lounge

Kitchen Diner

Conservatory

Utility Area

W.C.

Bedroom One

Bedroom Two

Bathroom

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 892.00 sq ft

Tenure – Freehold





High Street, Broughton

Approximate Gross Internal Floor Area : 82.90 sq m / 892.32 sq ft.
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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

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