



Cuthbert Avenue, Barnetby – DN38 6JF

£150,000

NO CHAIN • Popular Location • Ideal For First Time Buyers • Three Bedrooms • Two Reception Rooms • Driveway & Garage • Potential to Improve • Freehold • Council Tax Band A • EPC Rating D





Charming 3-Bedroom Semi-Detached Home in the Heart of Barnetby Le Wold.

We are delighted to present this well-maintained three-bedroom semi-detached home, ideally located in the popular village of Barnetby Le Wold. Perfectly suited for first-time buyers, this inviting property offers a fantastic opportunity to step onto the property ladder with room to add your own personal touch.

Inside, the home features two spacious reception rooms, a well-appointed kitchen with adjoining utility room, and a convenient downstairs WC. Upstairs, there are three generously sized bedrooms and a modern family bathroom, providing practical and comfortable living space.

Externally, the property enjoys a generous garden—ideal for outdoor living or future enhancements—a private driveway with ample parking for multiple vehicles, and a detached single garage.

With scope to improve and add value, this property represents a wonderful opportunity to create your ideal home in a well-connected village setting.

Don't miss out—book your viewing today!

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or



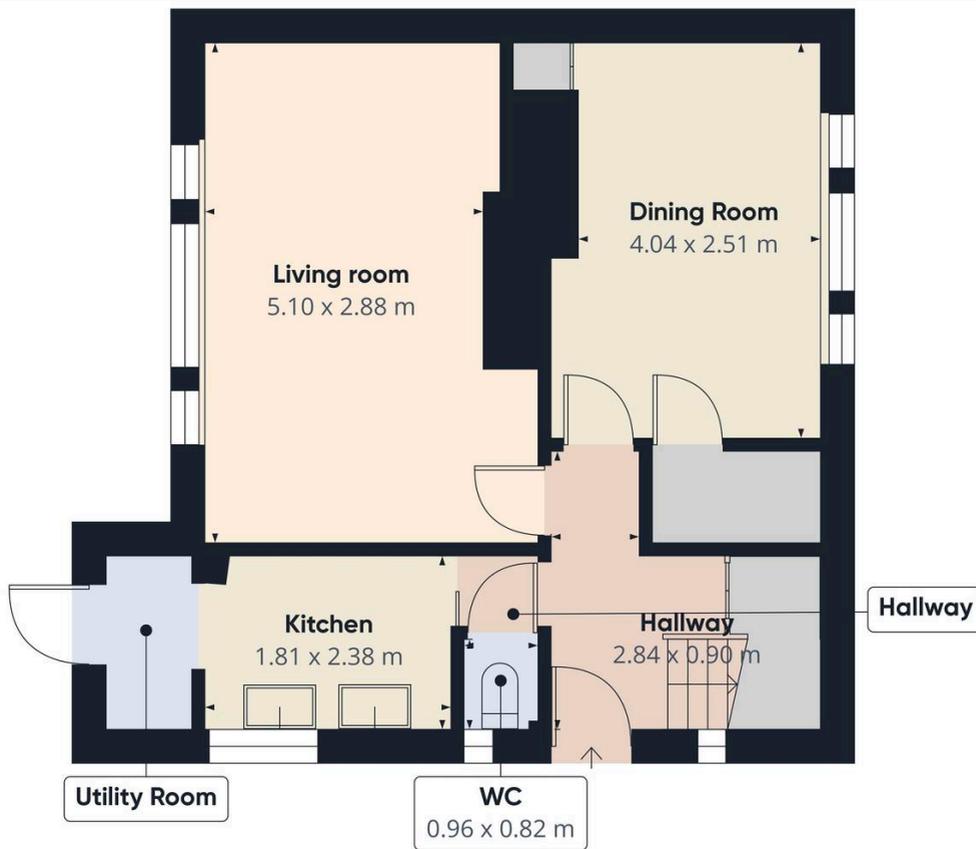
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





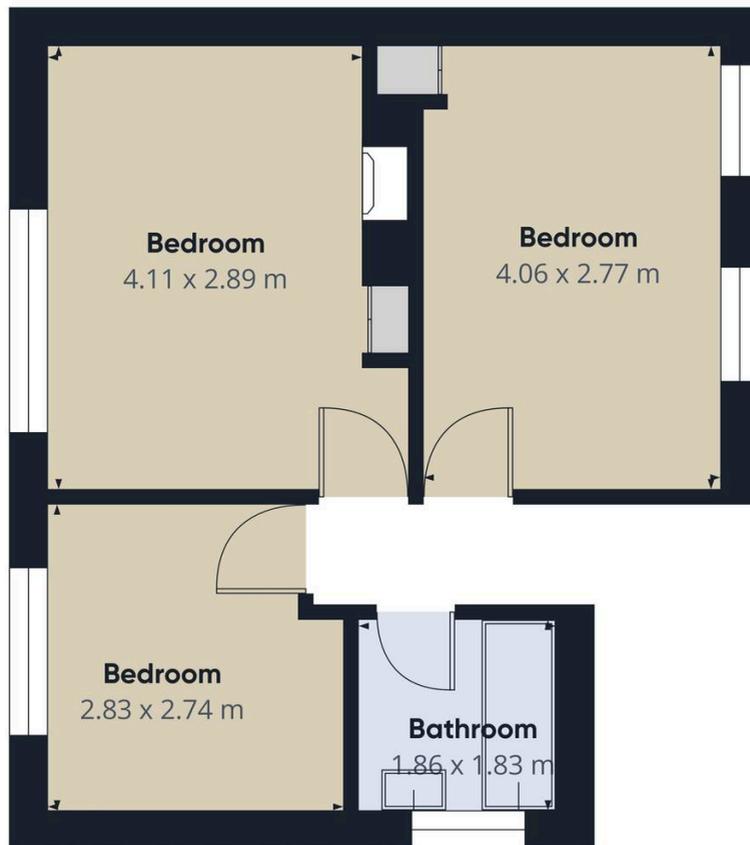
Floor 0

Approximate total area⁽¹⁾
42.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾
34.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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