



22 Saffron Way, Crowle, DN17 4GL

- Attractively presented 2 Bedroom End Terrace House
- Cream PVCu double glazing
- Cloaks (wc)
- Gas central heating
- Allocated parking space
- Overlooking open amenity space to front
- Convenient for excellent range of facilities within Crowle

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu front entrance door, radiator, laminate flooring and staircase off.

CLOAKROOM being part tiled to walls and with pedestal wash basin, wc, and radiator.

WELL EQUIPPED KITCHEN (3.33m x 1.70m) fitted units to 3 sides including stainless steel oven, 4 ring gas hob, stainless steel 1 ½ bowl sink, integrated fridge freezer, integrated dish washer and plumbing for washing machine, radiator and tiled flooring.

LOUNGE (4.35m x 3.78m) with understairs storage cupboard, radiator, and French window to rear garden.

First Floor

LANDING with radiator.

BEDROOM 1 (.78m x 2.98m) with full length fitted wardrobes and drawer unit, radiator and rear facing window.

BEDROOM 2 (3.77m x 2.70m) with radiator, two front facing windows and built in storage cupboard.

BATHROOM (2.00m x 1.70m) with white suite, comprising bath with plumbed in shower over, pedestal wash basin and wc, towel radiator, part tiling to walls and tiled flooring.

OUTSIDE

Hedge enclosed front garden, side gated access to timber fenced enclosed rear garden, paved patio, timber garden shed and gated access to allocated parking space. Side bin storage area.

SERVICES (not tested)

All mains services

Gas central heating

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX 'B' (on-line enquiry)

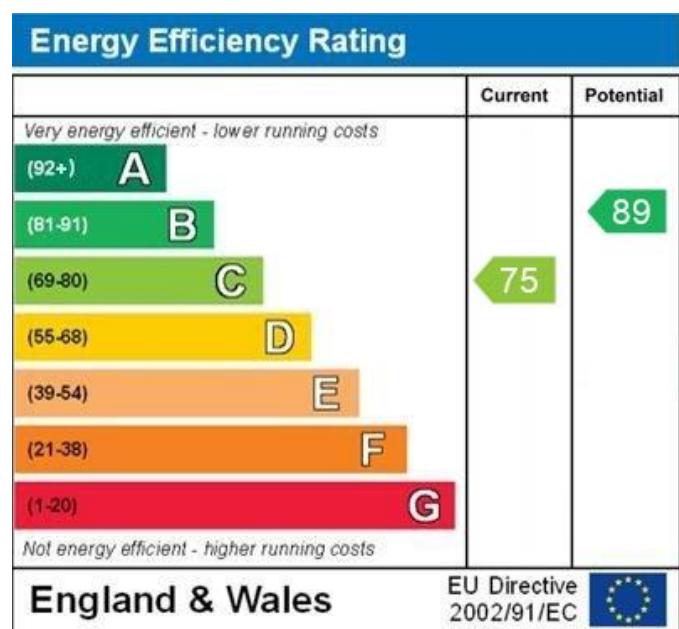
TENURE Freehold.

VIEWING

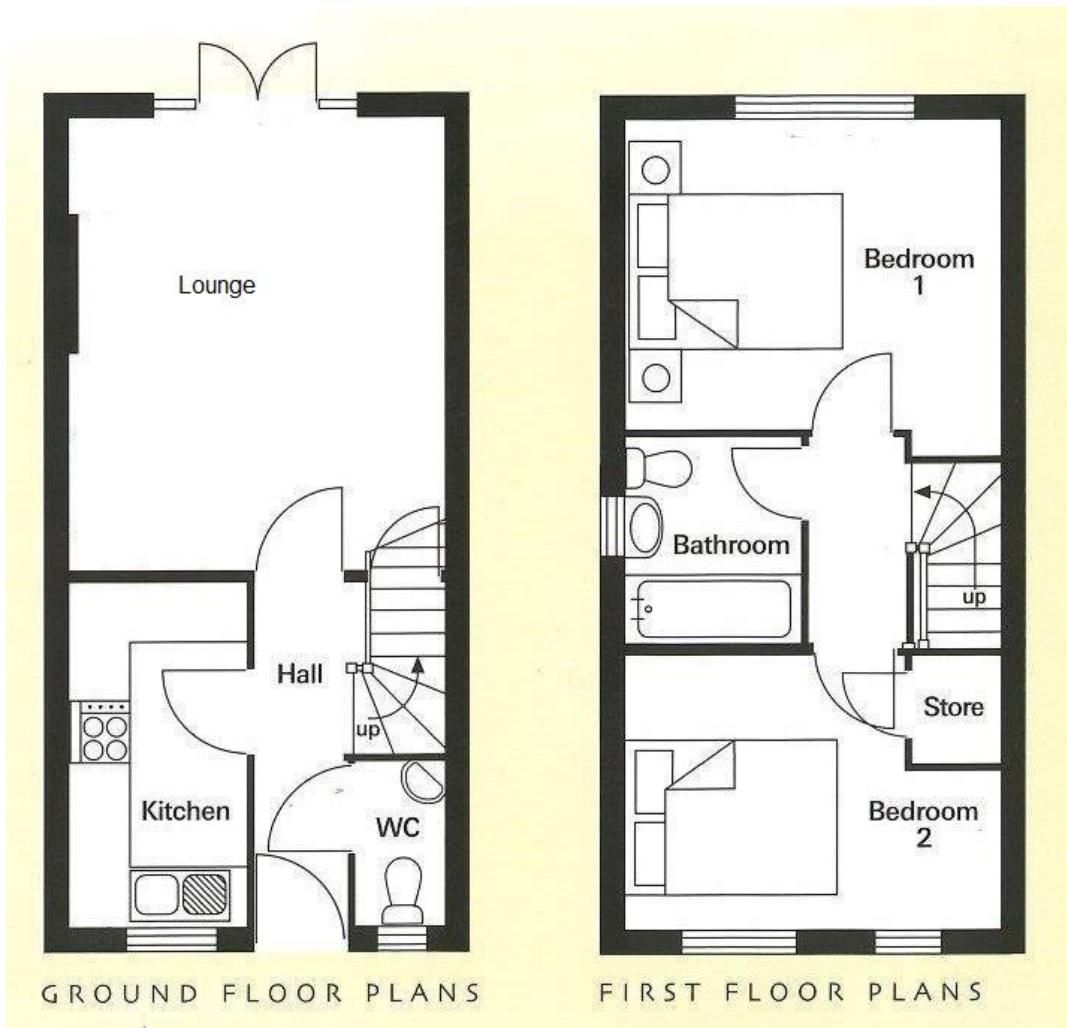
Strictly by prior appointment through Grice & Hunter 01427 873684

FLOOR PLAN

For illustration purposes only to show indicative layout of accommodation.







23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.