



58 Ripon Close
Scunthorpe, DN17 1SE
£142,500

Bella
properties

Bella Properties brings to the market this lovely three bedroom mid terrace house. Absolutely ideal for a first time buyer, family or investor, this property briefly comprises of an entrance hallway, living room, open plan dining room, fully fitted kitchen, and utility and W/C on the ground floor, with the landing, all three bedrooms, and bathroom on the first floor. Located to the rear is a well presented garden with Astroturf and decking seating area.

With modern decoration throughout, this home is located close to amenities including local schools, shops and transport links. Viewings are available now and come recommended to appreciate this home!



Hallway 15'8" x 5'6" (4.8 x 1.7)

Entrance to the property is via the front door and into the hallway. Wooden flooring with central heating radiator and internal doors lead to the lounge and kitchen.

Lounge 15'8" x 13'1" (4.8 x 4.0)

Wooden flooring with spotlights, central heating radiator, media wall with electric fireplace and uPVC window faces to the front of the property. Open plan with the dining room.

Kitchen 10'9" x 10'5" (3.3 x 3.2)

Wooden flooring with central heating radiator and uPVC window faces to the utility room. Base height and wall mounted wooden units with complimentary countertops, tiled splashbacks, integrated oven, integrated fridge/freezer and integrated sink and drainer.

Dining Room 10'9" x 8'2" (3.3 x 2.5)

Wooden flooring with central heating radiator, spotlights and uPVC window faces to the rear of the property.

Utility 5'11" x 10'5" (1.81 x 3.2)

Wooden flooring with central heating radiator and uPVC window faces to the side of the property. Space for white goods. Includes W/C.

W/C 3'4" x 4'3" (1.04 x 1.3)

W/C with window facing to the side of the property.

Landing 12'5" x 5'8" (3.81 x 1.73)

Carpeted with internal doors leading to all three bedrooms and bathroom.

Bedroom One 11'7" x 13'0" (3.54 x 3.98)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

Bedroom Two 13'1" x 10'2" (4.0 x 3.1)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three 9'1" x 8'10" (2.79 x 2.7)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bathroom 5'8" x 3'7" (1.73 x 1.1)

Vinyl effect flooring with tiled walls, spotlights, heated towel

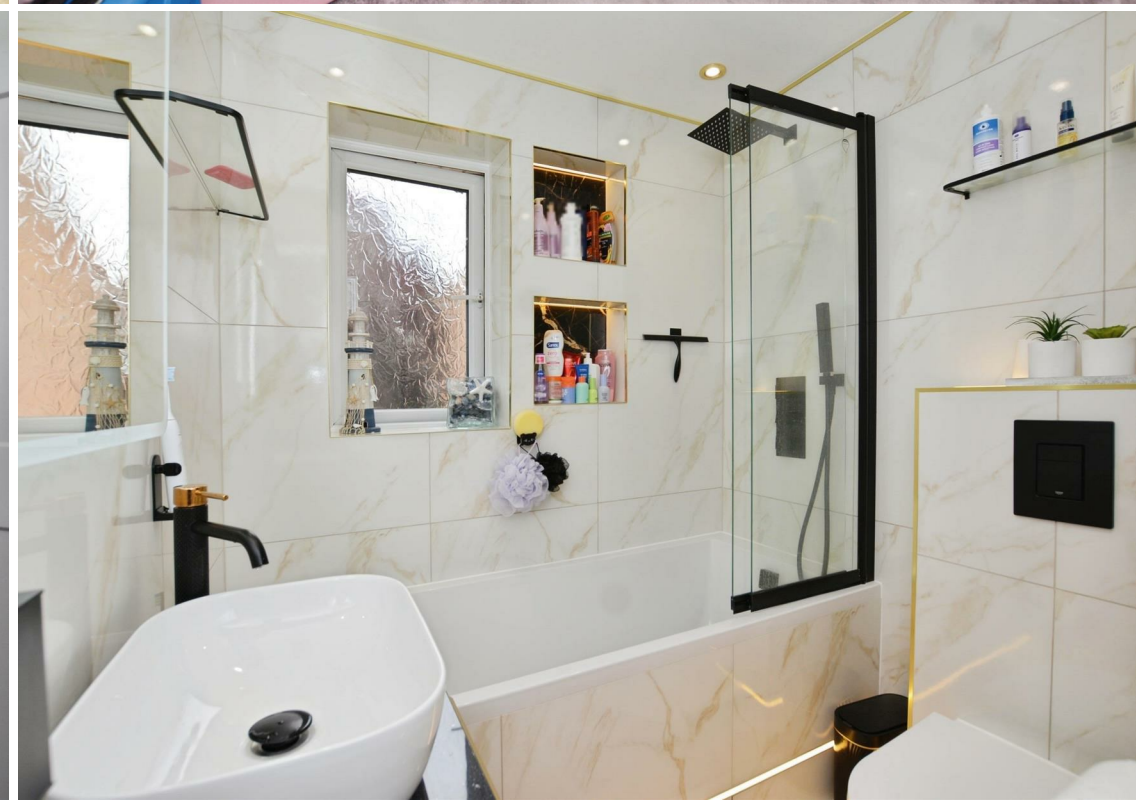
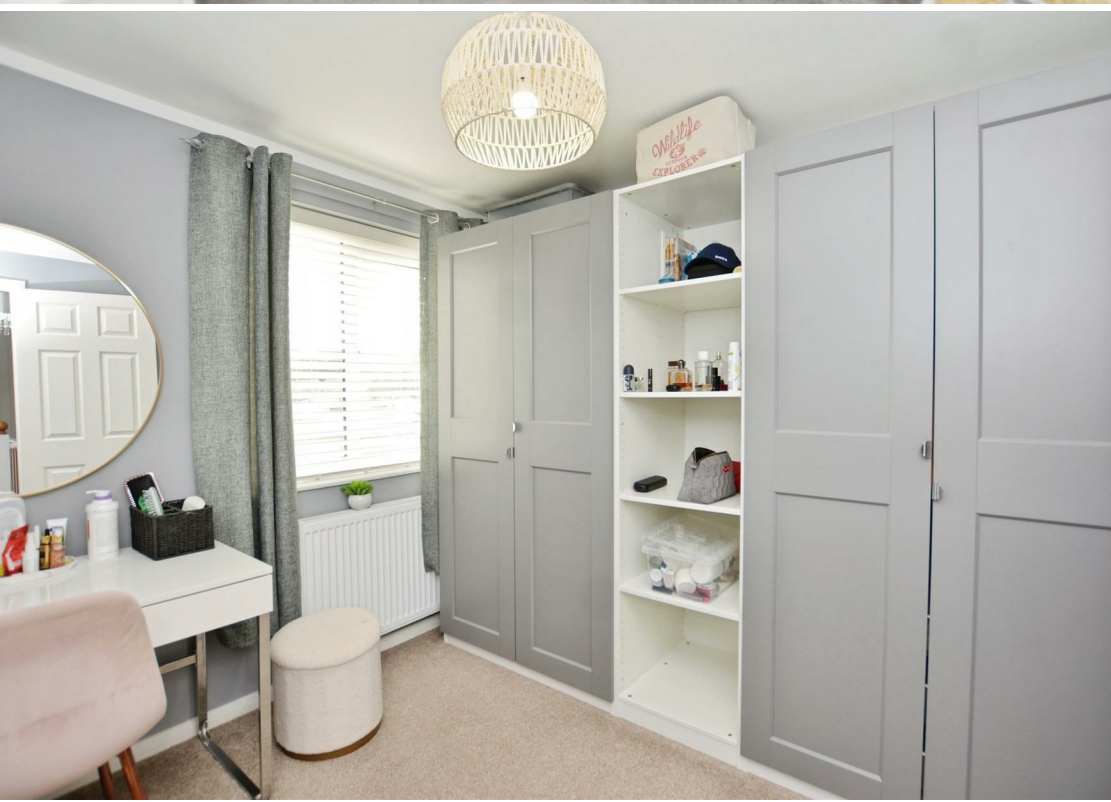
rail and uPVC window faces to the front of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink with vanity unit.

External

To the front of the property is a lawned garden with a pathway to the entrance of the property. To the rear is a well presented, low maintenance garden with Astroturf and patio seating area.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



Total area: approx. 104.7 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency 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 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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