

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holmfirth Road

Scunthorpe, DN15 8DW

Offers In The Region Of £150,000



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Council Tax: B



# 12 Holmfirth Road

Scunthorpe, DN15 8DW

Offers In The Region Of £150,000



## Front

Attractive front of the home, with a gravel area, sitting adjacent to the driveway - which benefits from off road parking - leading to the garage at the rear.

## Rear Garden

The rear garden is a well-sized outdoor space featuring a lawn bordered by fencing and a paved patio area, ideal for outdoor seating or entertaining. The garden also benefits from mature trees and shrubs, creating natural privacy to the space.

## Living Room

12'10" x 12'5" (3.91m x 3.78m)

Neutrally decorated, generously sized lounge to the front of the bungalow - with a large bay window offering ample light into the area.

## Kitchen

10'2" x 8'7" (3.09m x 2.61m)

Fitted kitchen to the rear of the property, with ample units for storage. The kitchen has a door leading to the handy porch.

## Porch

Handy porch to the rear, offering a great space for storage.

## Bedroom 1

12'4" x 11'5" (3.75m x 3.47m)

Double bedroom to the front aspect of the home.

## Bedroom 2

10'8" x 8'11" (3.26m x 2.72m)

Neutrally decorated double bedroom to the rear of the home.

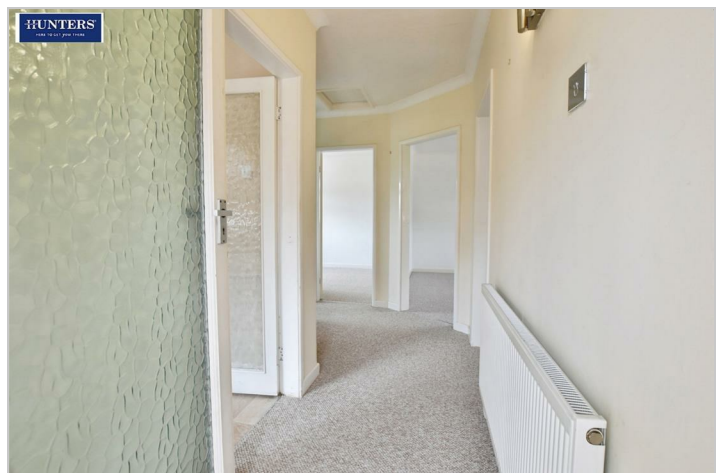
## Bathroom

7'3" x 5'11" (2.20m x 1.80m)

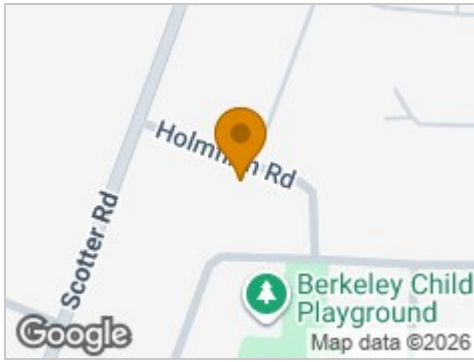
Bathroom with neutral suite and fitted storage.

This well presented bungalow, which is being offered with no onward chain, briefly comprises; a generous front lounge, fitted kitchen leading to the porch, two double bedrooms and a bathroom. To the front of the home there is a gravel area, sitting adjacent to the driveway - allowing for off road parking, leading to the garage. To the rear of the home there is a good sized garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the bungalow benefits from a gas central heating system and double glazing.

This attractive bungalow is centrally located, close to local schools, amenities and transportation routes. Nearby there are two popular retail parks, and the picturesque walks of Atkinsons Warren nature reserve. Viewing advised!



## Road Map



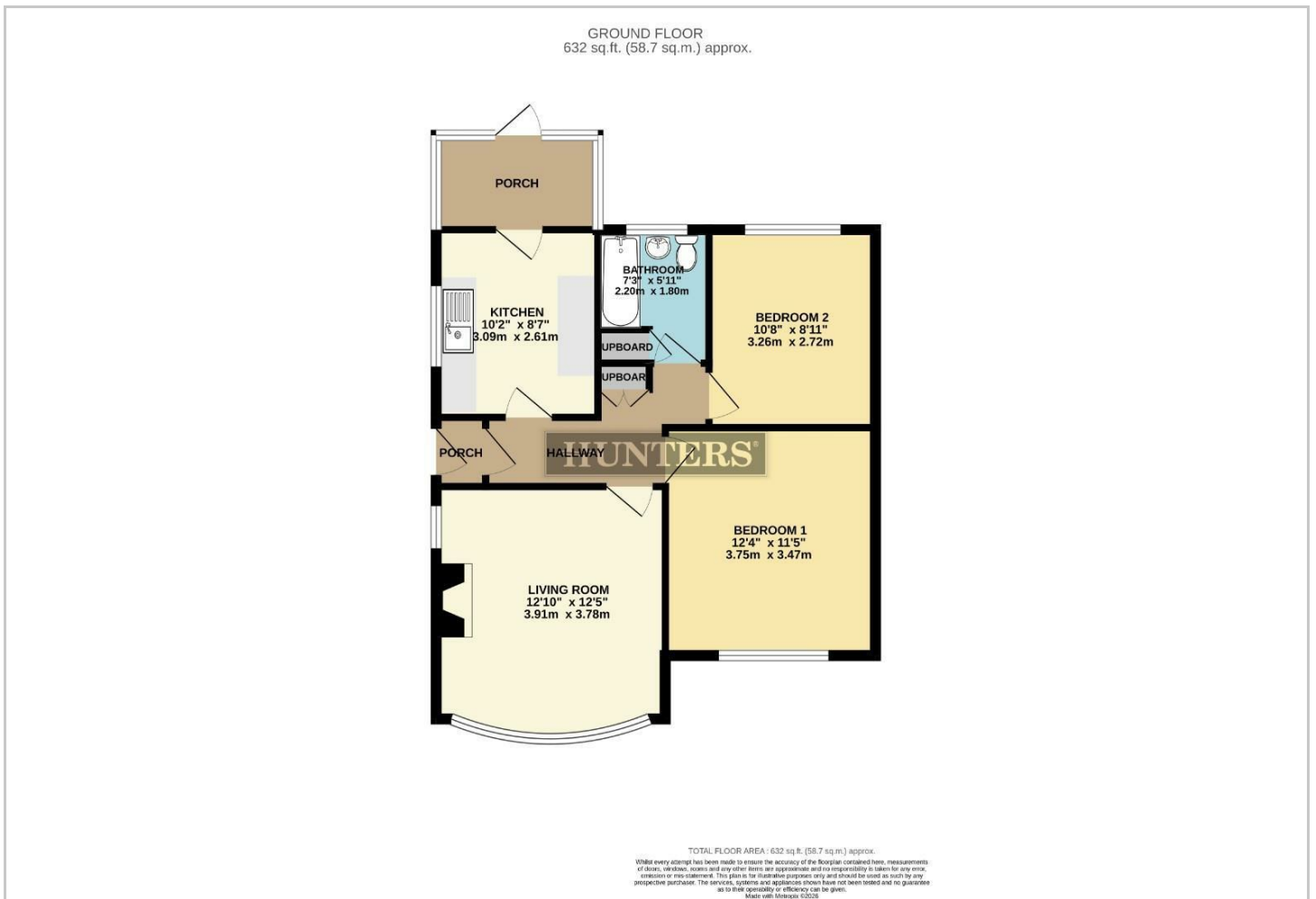
## Hybrid Map



## Terrain Map



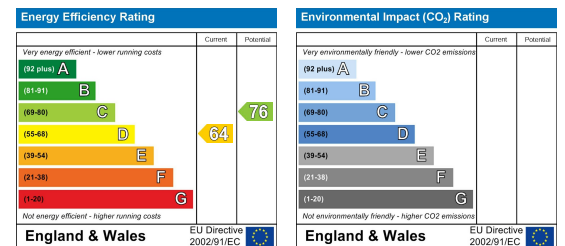
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.