

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## York Avenue

Scunthorpe, DN16 3SD

Offers In The Region Of £179,950



Council Tax: C





# 64 York Avenue

Scunthorpe, DN16 3SD

Offers In The Region Of £179,950



## Front

Attractive front of the home, with a driveway offering ample off road parking, leading to the garage - which benefits from electrics.

## Garden

Well maintained garden, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy.

## Lounge/Diner

17'6" 16'7" (5.35 5.07)

Immaculately presented, neutrally decorated, generously sized lounge /diner to the front aspect of the home, which benefits from a handy serving hatch.

## Kitchen

10'3" 9'10" (3.13 3.01)

Fitted kitchen to the rear of the home, which benefits from an integrated freezer and extractor fan with ample wall and floor units for storage. The kitchen also has an external door accessing the garden.

## Ground floor w/c

### Bedroom 1

10'6" 14'8" (3.22 4.49)

Double bedroom to the front of the home, benefiting from fitted wardrobes.

### Bedroom 2

10'6" 11'11" (3.21 3.65)

Double bedroom to the rear of the home.

### Bedroom 3

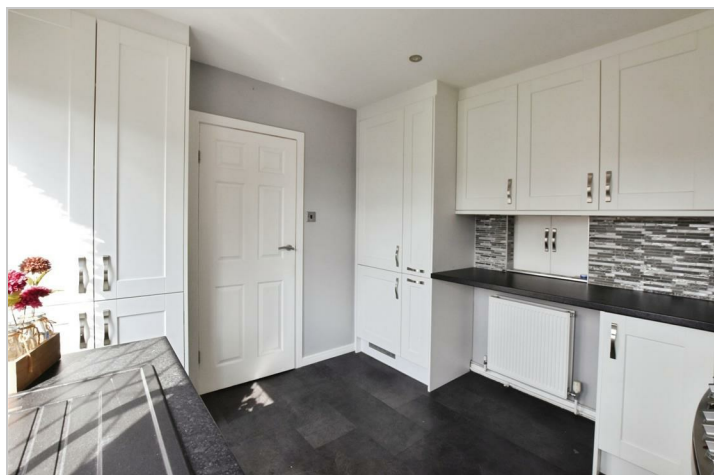
6'7" 10'6" (2.03 3.22)

## Bathroom

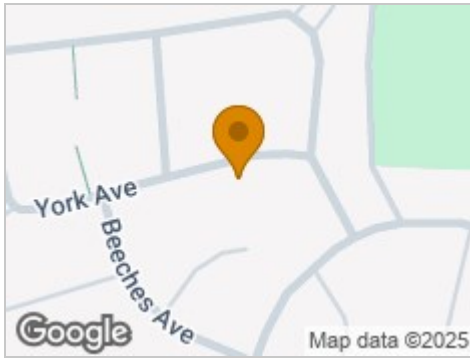
6'7" 7'7" (2.03 2.32)

Fully tiled bathroom with a neutral suit, the bathroom also benefits from a built in storage cupboard.

**IDEAL FIRST TIME BUYER / FAMILY HOME in POPULAR LOCATION!  
SPACIOUS THROUGHOUT with THREE GOOD-SIZED BEDROOMS with  
FITTED WARDROBES! ENCLOSED REAR GARDEN! OFF-ROAD  
PARKING & GARAGE! NO ONWARD CHAIN!**



## Road Map



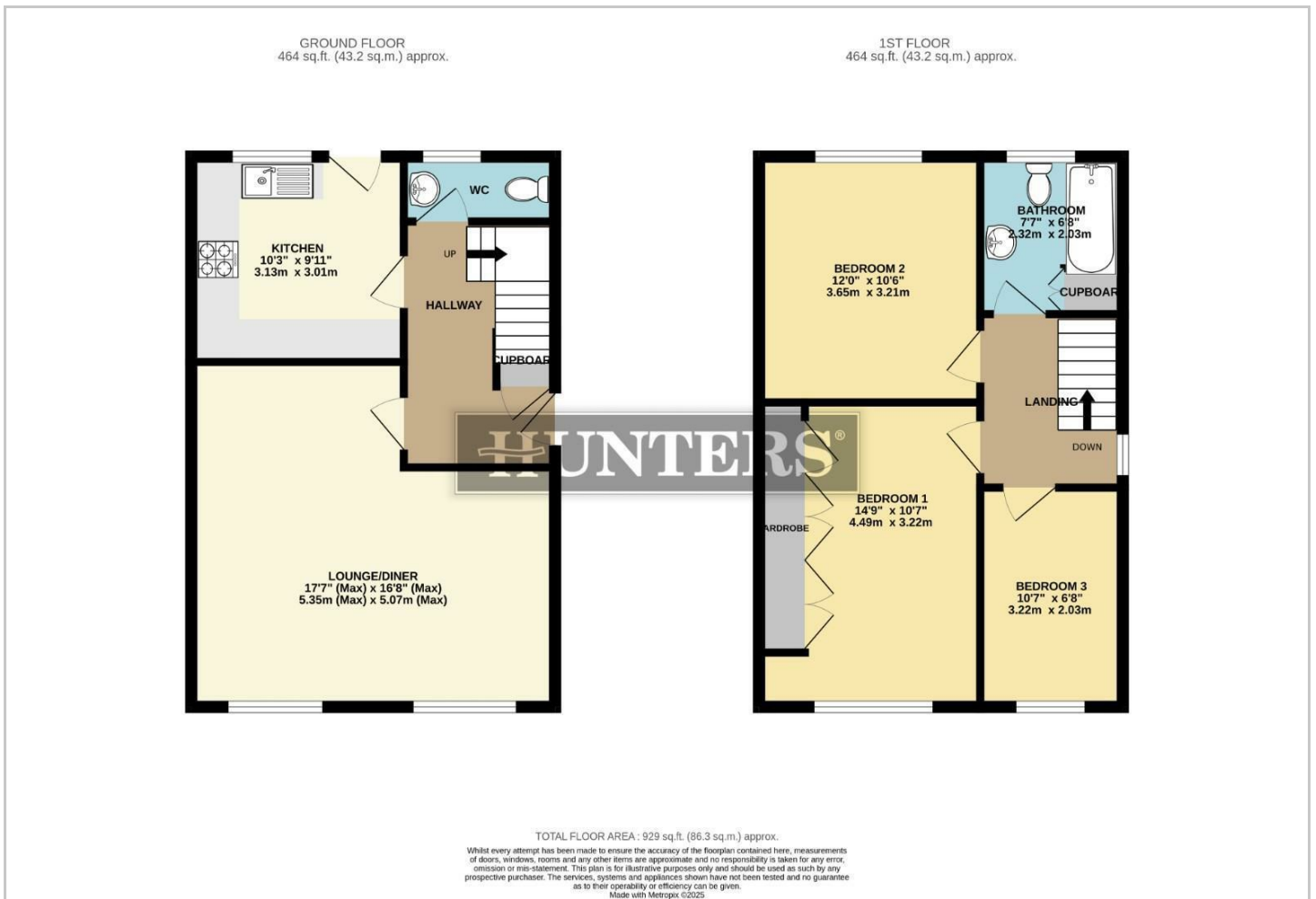
## Hybrid Map



## Terrain Map



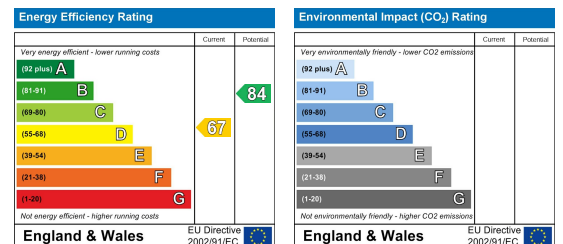
## Floor Plan



## 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.