



**The Old Library Cottage Beck Road, Scunthorpe  
DN16 1UD  
£465**

Bella Properties are delighted to bring to the market for rental this modern two bedroom first floor flat within the converted Old Library on Cottage Beck Road. Perfect for a couple or single occupant, this first floor property briefly consists of a hall, kitchen/living area, two double bedrooms and bathroom with parking to the rear and great connections to local amenities. Viewing is recommended to fully appreciate this property which is full of character and potential.



## Description

Bella Properties are delighted to bring to the market for rental a modern two bedroom ground floor flat within the converted Old Library on Cottage Beck Road. Perfect for a couple or single occupant, the property briefly consists of a hall, kitchen/living area, two doubles bedroom and bathroom with parking to the rear and great connections to local amenities. Viewing is recommended to fully appreciate this property which is full of character and potential.

## Hall

Newly carpeted throughout with storage cupboards and doors leading to the kitchen/living area, both bedrooms and bathroom.

## Kitchen/Living Area

Open plan kitchen and living area. Part newly carpeted, part vinyl flooring. Good range of modern, light wood base units with black surfaces. Fitted oven and hob with stainless steel extractor hood and stainless steel sink with hot/cold mixer tap. Space for a fridge freezer. Radiator and white, wooden window to the front of the property with fitted blinds.

## Bedroom 1

Good sized, newly carpeted double bedroom with radiator and white wooden window with fitted blinds to the rear of the property.

## Bedroom 2

Good sized, newly carpeted double bedroom with radiator and white wooden window with fitted blinds to the rear of the property.

## Bathroom

Very generously sized bathroom complete with three piece suit consisting of a shower, toilet and sink. Tiled splash backs, heated towel rail and vinyl floor.

## 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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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.

Flat 5 Old Library

First Floor, 24 - 26 Dunstall Street, Scunthorpe, DN15 6LD

Tel: 01724 337 697

info@bella-properties.co.uk

*Bella*  
properties