



**35 Byfield Road
Scunthorpe, Lincolnshire DN17 1RW
£120,000**

Bella
properties

Bella Properties welcomes to the market this three bedroom semi detached home located on Byfield Road, Scunthorpe. This property is an ideal purchase for a first time buyer or investor and briefly comprises the entrance hallway, kitchen/diner, living room and utility on the ground floor, with the landing, three bedrooms and bathroom on the first floor. Externally, there is lawned gardens to both the front and rear, a driveway for off road parking and a detached brick built garage.

Located close to handy amenities including schools, local shops, supermarkets and transport links to further afield, this home is found in a good location. Viewings are now available by appointment only.



Hall 5'3" x 10'6" (1.62 x 3.21)

Entrance to the property is via the front uPVC door and into the hall. Internal doors lead to the living room and understairs storage cupboard. Stairs lead to the first floor accommodation.

Living Room 13'6" x 11'3" (4.14 x 3.45)

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property. Internal door leads to the kitchen/diner.

Kitchen/Diner 13'5" x 16'11" (4.09 x 5.17)

Vinyl effect wood flooring and part tiled flooring. Base height units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. Space for dining table.

Utility 4'4" x 8'7" (1.34 x 2.63)

Vinyl effect tiled flooring with uPVC window facing to the side of the property and uPVC door leading to the rear of the property. Space and plumbing for white goods.

Landing 5'6" x 8'3" (1.7 x 2.54)

Internal doors lead to all three bedrooms and the bathroom. uPVC window faces to the side of the property.

Bedroom One 13'5" x 11'8" (4.1 x 3.57)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 8'4" x 11'0" (2.56 x 3.37)

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

Bedroom Three 7'1" x 9'6" (2.18 x 2.9)

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

Bathroom 5'6" x 5'6" (1.68 x 1.7)

A three piece suite consisting of bathtub, toilet and sink.

External

To the front of the property is a lawned garden with a driveway for off road parking which leads to the detached brick built garage and rear lawned garden.

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



First Floor



Total area: approx. 78.2 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			84
(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		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	