



2 Hall View
Messingham, DN17 3TD
£135,000

Bella
properties

Currently listed for sale through Bella Properties, is this inviting bungalow presenting an excellent choice for couples or sole occupants, particularly those looking to downsize. The bungalow features two well-sized bedrooms, a living room, kitchen, three piece bathroom as well as a conservatory. Externally, the property boasts a detached, brick built garage and a driveway for off street parking.

Situated in a location with excellent transport links, local amenities are also just a stone's throw away. We encourage potential buyers to arrange a viewing at their earliest convenience to fully appreciate what this bungalow has to offer!



Kitchen**11'9" x 7'10" (3.59 x 2.39)**

Entrance to the property is via the side door and into the kitchen. Vinyl effect tiled flooring with coving to the ceiling and uPVC window facing to the front of the property. Base height and wall mounted units with integrated oven, electric hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods.

Living Room**12'0" x 9'9" (3.67 x 2.99)**

Vinyl effect wood flooring with coving to the ceiling and uPVC bay window facing to the front of the property.

Hall**2'9" x 8'6" (0.84 x 2.6)**

Internal doors lead to the kitchen, two bedrooms and bathroom.

Bedroom One**11'10" x 9'9" (3.61 x 2.99)**

Carpeted with coving to the ceiling, central heating radiator and sliding doors leading to the conservatory.

Bedroom Two**8'9" x 7'10" (2.67 x 2.39)**

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

Conservatory**9'0" x 4'7" (2.75 x 1.41)**

Brick based construction with windows and door to the rear of the property.

Bathroom**4'9" x 8'6" (1.45 x 2.6)**

Vinyl effect tiled flooring with tiled walls and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

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

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.





Floor Plan



Total area: approx. 49.5 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		
Very energy efficient - lower running costs		
EU Directive 2002/91/EC		
(92 plus)	A	Current
(81-91)	B	70
(69-80)	C	88
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	Current
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		