

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



2 Massey Close, Epworth, DN9 1TN

- 2 bed semi-detached House • Brick and tiled Garage • Gas central heating •
- PVCu double glazed windows • Enclosed rear Garden • Off road parking •
- Ideal 1st time buyer •



£179,000 NO CHAIN



Accommodation (room sizes approx. only)

Ground floor

RECEPTION PORCH with stairs leading off, PVCu double glazed exterior door and radiator.

LOUNGE (4.13m x 3.04m) double aspect front and side window outlooks and radiator.

KITCHEN/DINER (4.11m x 2.9m) with base and wall cabinets incorporating oven, 4 ring gas hob, plumbing for washing machine, 1½ bowl sink, vinyl flooring, radiator, good sized under stairs cupboard, PVCu double glazed window and exterior door to rear garden.

First Floor

LANDING with shelved storage cupboard with radiator.

BEDROOM 1 (3.97m x 3.04m) recess cupboard with hanging rail, front facing PVCu double glazed window and radiator.

BEDROOM 2 (3.6m x 3.6m) rear facing PVCu double glazed window and radiator.

BATHROOM (1.72m x 2.04m) comprising bath with shower over, pedestal wash basin, toilet, part tiled to walls. PVCu double glazed window, radiator and extractor fan.

OUTSIDE

Open plan front garden with driveway with space for two cars and side gated access to rear garden. Semi detached brick and tiled **GARAGE** (5.71m x 2.72m).

Fully enclosed rear garden with lawned area and patio. Storage shed and water tap.

SERVICES (not tested)

All mains services

Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'B' (on-line enquiry)

TENURE

Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.