

57 Bridge Street

Brigg, Lincolnshire, DN20 8NS



For Sale Freehold Residential Property Guide Price £70,000 Sole Selling Agents

- Attractive two bedroom cottage
- Located in the small market town of Brigg
- Close proximity to a primary school and a number of other amenities
- Offers an opportunity for builders, developers and homeowners

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Location

Brigg is a small market town in North Lincolnshire situated approximately 19 miles south-west of Hull and 8 miles south-east of Scunthorpe.

The cottage fronts on to Bridge Street and is within close proximity to a number of amenities such as retail shops, restaurants/cafes, leisure facilities and a primary school.

Accommodation

The property is a Grade II Listed two storey terrace cottage of brick construction, which sits beneath a pitched tiled roof. The property has been vacant for a number of years and requires a full internal refurbishment.

The ground floor comprises a living room and kitchen/dining room.

The first floor comprises two double bedrooms and a family bathroom.

Externally, there is a side access to the property. There is no car parking with this property.

The Ground Floor Gross Internal Area is circa 610 square feet.

The house offers an opportunity for builders and investors to purchase a property with scope to create a lovely home.



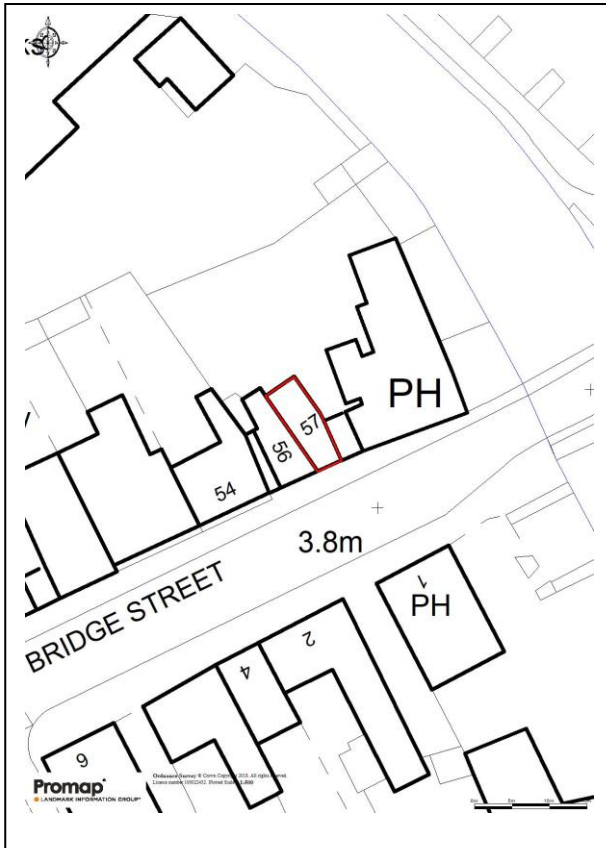
0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ
leeds@jamesabaker.co.uk www.jamesabaker.co.uk

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General Information

Council Tax

The property is classed for Council Tax purposes as Band A. The Local Authority is North Lincolnshire Council.

Services

We are verbally advised that the property is connected to mains services.

Tenure

The property being sold freehold with vacant possession.

Energy Performance Certificate

As this is a Grade II Listed building an EPC is not available.

VAT

VAT is not applicable on the sale of residential property and is therefore not payable.

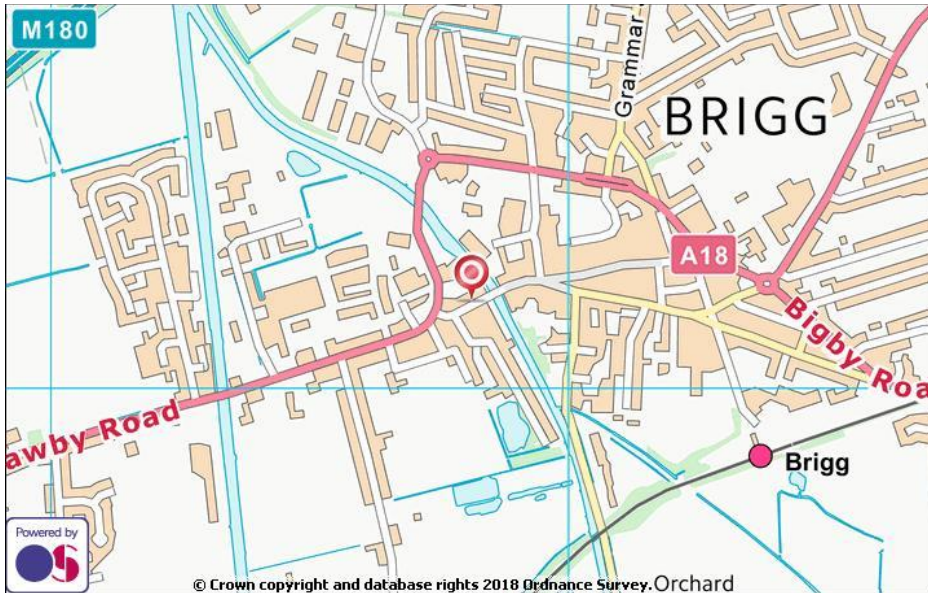


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Agent Details

For further details please contact



Matt Whiteley
Associate Director, Leeds



07814 946 979



matt@jamesabaker.co.uk



Charlie Newton
Surveyor, Leeds



07748 103 763



charlie.newton@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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leeds@jamesabaker.co.uk www.jamesabaker.co.uk

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