



31 Holmfirth Road, Scunthorpe, DN15 8DN

£175,000

Superb traditional three bed home in the popular Berkeley area of Scunthorpe. Sat on a private corner plot with a double garage and gated parking at the back, the house itself has been extended and it's been immaculately maintained inside and out.

Three bedrooms, family bathroom, spacious hall, front to back lounge, kitchen and then an extra sitting room leading to the garden in the extension. There's also a handy downstairs w,c, too. The gardens wrap around, with the very private side garden being south facing with a seating area and summer house. There's gated access to the parking and brick built double garage.

Viewings are strictly by appointment, please contact us to book.



Entrance hall



Bedroom two 12'4" x 9'4" (3.76 x 2.87)



Lounge 20'4" x 13'2" (6.22 x 4.03)



Bedroom three 9'4" x 6'4" (2.85 x 1.94)



Kitchen 11'11" x 10'4" (3.64 x 3.15)



Bathroom 9'8" x 5'6" (2.96 x 1.69)



Sitting room 10'3" x 7'1" (3.13 x 2.16)



Outside



Downstairs W.C.

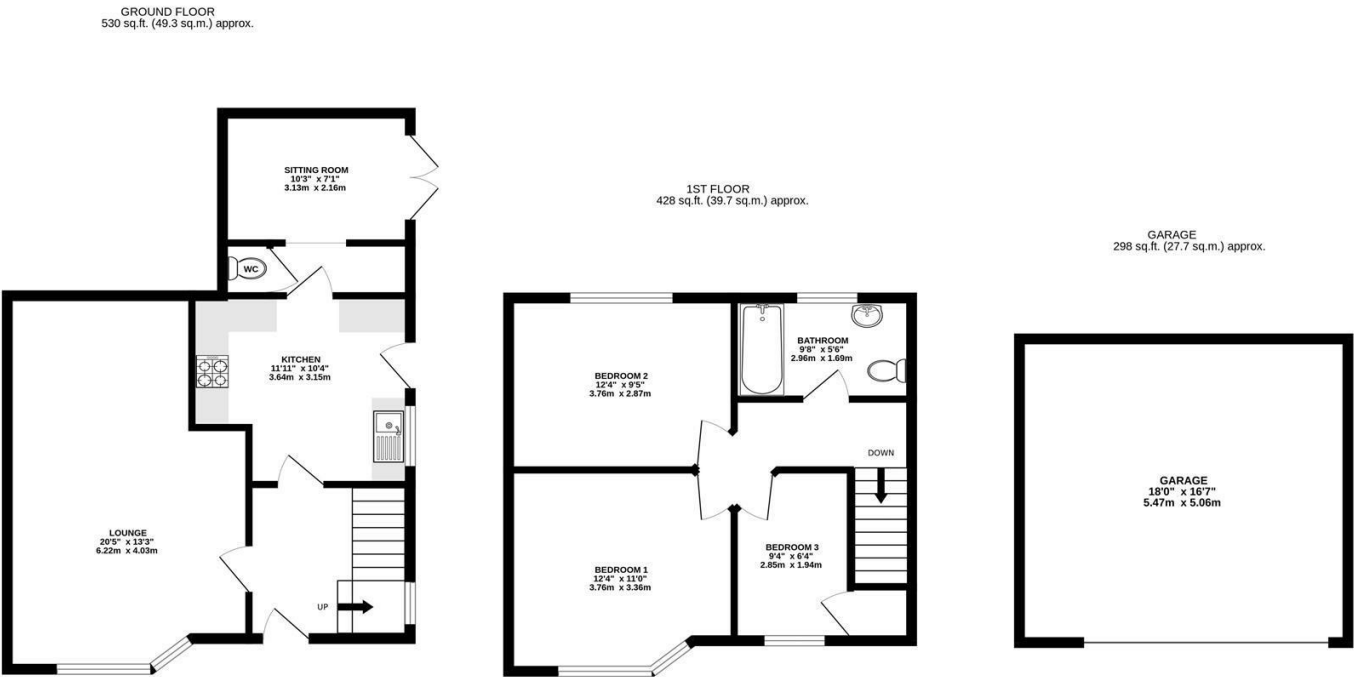
Landing

Bedroom one 12'4" x 11'0" (3.76 x 3.36)



Garage 17'11" x 16'7" (5.47m x 5.06m)

Floor Plan



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

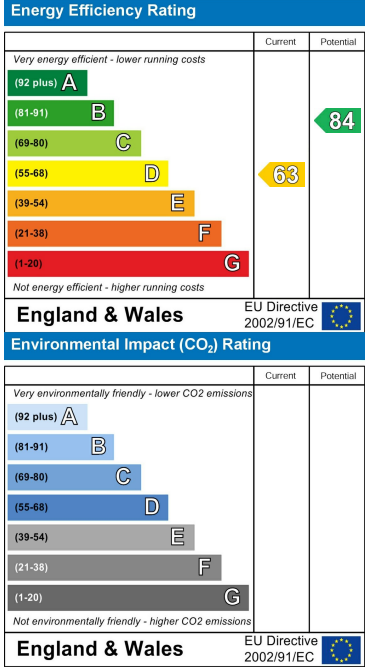
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Area Map



Energy Efficiency Graph



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