



11 Detuyll Street  
Scunthorpe  
DN15 7LS

Ideally suited to buy to let investors is this four bed mid terrace house, situated in Detuyll Street, which is within close proximity to the town centre. Well positioned, the property is nearby to a range of shops and is only a short drive from the M180. Heading inside the accommodation will reveal the communal sitting/dining room, kitchen, bathroom and four good size bedrooms. Viewings are highly recommended on this well presented property.

Guide Price £69,000



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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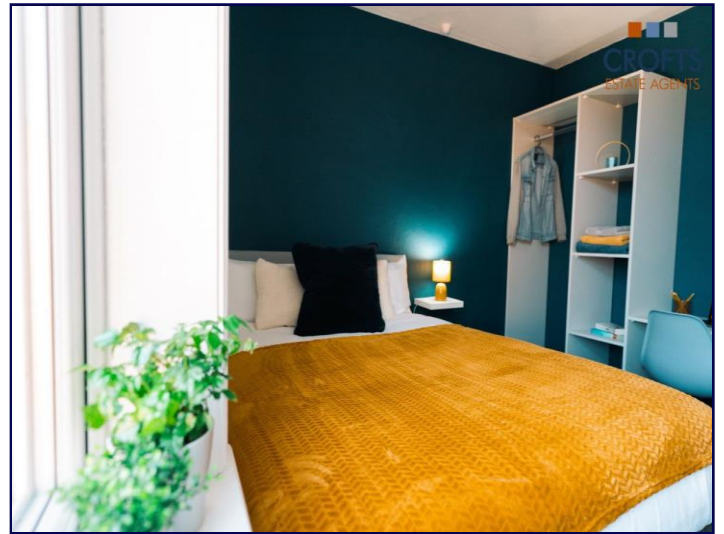
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



**Lounge/Diner**  
12' 6" x 12' 8" (3.81m x 3.86m)

**Kitchen**  
7' 9" x 19' 2" (2.36m x 5.84m)

**Bedroom 1**  
9' 6" x 15' 0" (2.89m x 4.57m)

**Bedroom 2**  
12' 8" x 13' 11" (3.86m x 4.24m)

**Bedroom 3**  
9' 6" x 9' 9" (2.89m x 2.97m)

**Bedroom 4**  
7' 9" x 14' 11" (2.36m x 4.54m)

**Bathroom**  
7' 3" x 7' 11" (2.21m x 2.41m)

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

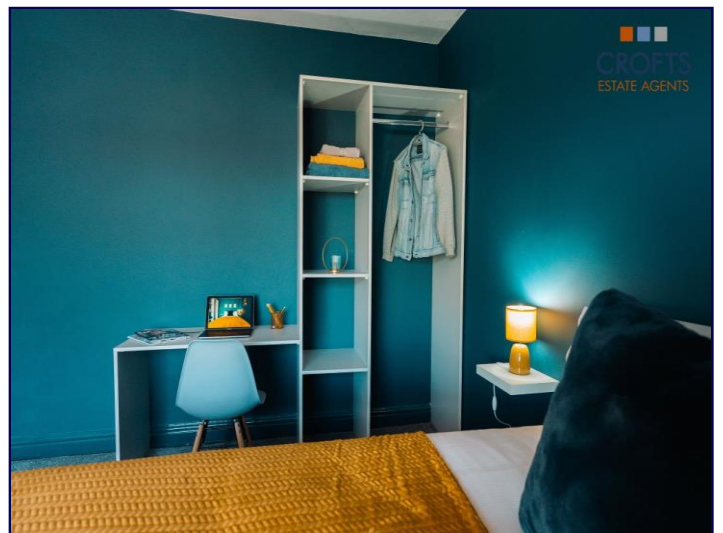
**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

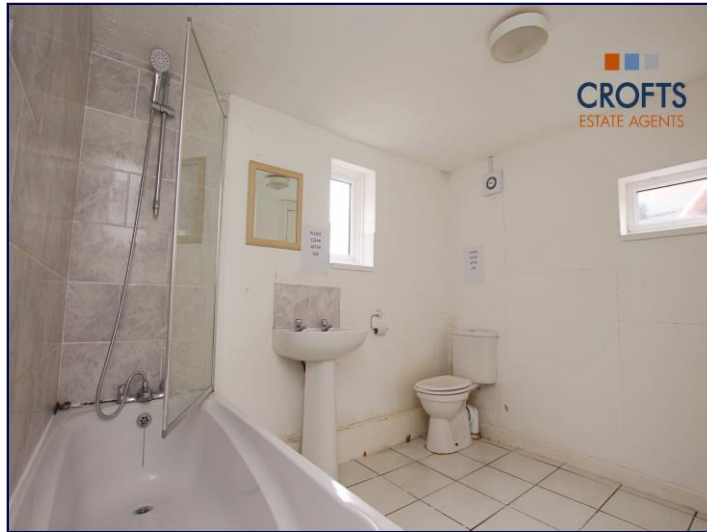
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*

**OFFICE HOURS**

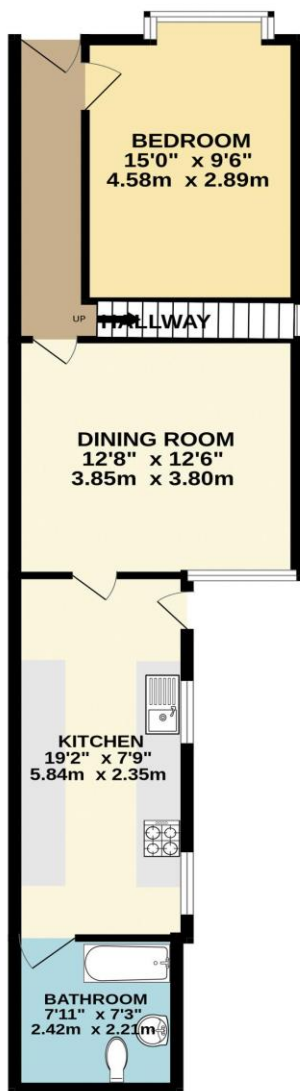
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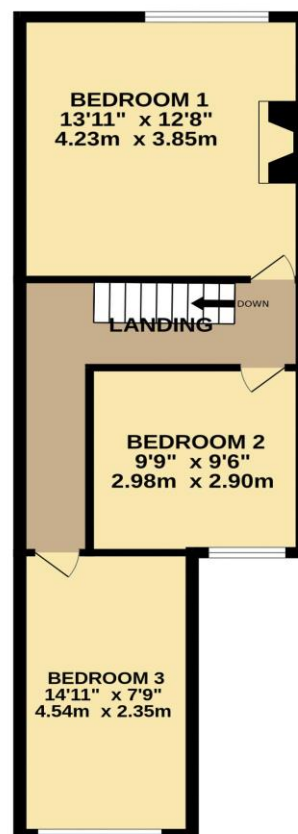




GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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