



william  
h brown  
for sale  
Scunthorpe  
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williamhbrown.co.uk

BANK HOUSE

HIGH BURGAGE

**High Burgage, Winterringham Scunthorpe DN15 9NE**

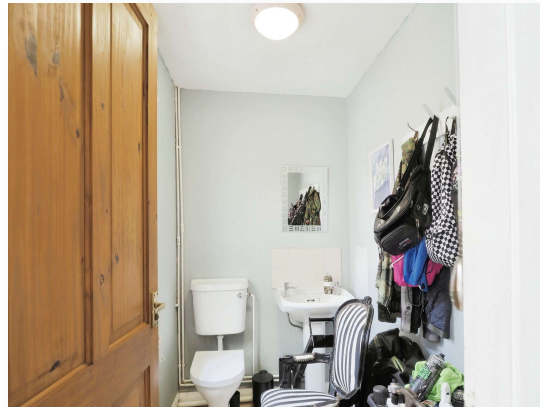




**welcome to**

**High Burgage, Winterringham Scunthorpe**

Agents Note; "Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"



### **Entrance Hall**

Having a single glazed door to the front and laminate flooring.

### **Dining Room**

15' 7" x 12' 4" max ( 4.75m x 3.76m max )

Featuring a fireplace with a wood effect surround, a double glazed window to the front, a colonial door, quarry tiled flooring and a central heating radiator

### **Lounge**

16' 2" x 13' 10" max ( 4.93m x 4.22m max )

Having a double glazed window to the front, a log burner, laminate flooring and a central heating radiator.

### **Kitchen**

13' 5" x 9' 1" ( 4.09m x 2.77m )

Fitted with wall/base units complemented by work surfaces, a stainless steel sink/drain, plumbing for a washing machine, and a stainless steel integrated electric oven with a stainless steel gas hob and a stainless steel cooker hood. Offering two double glazed windows, part tiling to the walls, ceramic tiled flooring and a central heating radiator.

### **Lobby**

Offering a double glazed window, laminate flooring and a central heating radiator.

### **Rear Porch**

This offers a double glazed door to the rear and laminate flooring.

### **Cloakroom**

Fitted with a wash hand basin, a WC, a double glazed window to the rear, part tiling to the walls, ceramic tiled flooring and a central heating radiator.

### **First Floor Landing**

Having two double glazed windows, two central heating radiators and loft access.

### **Bedroom One**

14' max x 11' 11" ( 4.27m max x 3.63m )

Offering two double glazed windows to the front, a colonial door and two central heating radiators.

### **Bedroom Two**

12' 8" max x 12' ( 3.86m max x 3.66m )

Offering a double glazed window to the front, a colonial door and a central heating radiator.

### **Bedroom Three**

12' 6" 7 x 7' 10" out of recess ( 3.81m 7 x 2.39m out of recess )

Having a double glazed window to the side, a colonial door and a central heating radiator.

### **Bedroom Four**

11' 8" x 9' 3" ( 3.56m x 2.82m )

This offers a double glazed window to the rear, a colonial door, laminate flooring and a central heating radiator.

### **Bathroom**

The bathroom is fitted with a white three-piece suite consisting of a 'P'-shaped bath with mixer taps and an overhead shower, a wash hand basin and a WC. Having a double glazed window to the side, a colonial door, extractor fan, part tiling to the walls and cushion flooring.

### **Outside**

#### **Front Elevation**

The front of the property offers a small yard.

#### **Rear Elevation**

To the rear of the property there is a lawned garden with timber fencing forming the boundary, a patio area, and pedestrian access. There is also a cold water tap.

#### **Parking/disclaimer**

On street parking (not allocated) is available to the front of the property and on a closely located street. This information has been provided by the current vendor therefore William H Brown cannot be held responsible for its accuracy.

### **Agents Note**

Please note the vendor has informed us that the property lies within a conservation area, which might mean that the property is affected by special controls.



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**welcome to**

## High Burgage, Winterringham Scunthorpe

- **\*\*\*SOLD WITH TENANT IN SITU\*\*\***
- Renovated period style property enjoying an excellent location
- Two Good Sized Reception Rooms
- Fitted Kitchen, Lobby, Rear Porch & Cloakroom
- Bathroom with White Three-Piece Suite

Tenure: Freehold EPC Rating: E

# £185,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SCT109866 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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