









## welcome to

# **Detuyll Street, Scunthorpe**

Detached property converted into two one-bedroom flats in a central town location. Each flat offers a lounge, kitchen, bathroom, and bedroom, with central heating and laminate flooring. Low-maintenance pebbled rear garden. Close to local amenities and transport links - ideal investment opportunity.













### Flat 20a

#### Lounge

12' 10" x 8' 1" ( 3.91m x 2.46m )

Double-glazed entrance door, radiator, laminate flooring and double-glazed window to the front (Unit is broken, glass required).

#### Kitchen

10' 2" max x 5' 11" ( 3.10m max x 1.80m )

Wall and base cupboards, work surfaces, tiling to the walls and a radiator.

#### **Bedroom One**

11' 4" x 9' 6" max ( 3.45m x 2.90m max )

Double-glazed window to rear aspect, radiator, plumbing for a washing machine, laminate flooring and double-glazed door leading to a pebble laid rear garden.

#### **Bathroom**

WC, wash hand basin, bath with mixer taps, part tiled walls, radiator and colonial door.

### Flat 20b

#### **Entrance Hall**

Double-glazed entrance door.

### Lounge

11' 5" max x 10' 7" ( 3.48m max x 3.23m )

Two double-glazed windows, radiator and laminate flooring.

#### **Kitchen**

6' 4" x 5' (1.93m x 1.52m)

Fitted kitchen with a wall cupboards, work surfaces, sink and drainer, plumbing for a washing machine, radiator, double-glazed window, tiling to the walls and laminate flooring.

### Landing

Stairs from entrance hallway, loft access and laminate flooring.

#### **Bedroom One**

11' 5" x 10' 2" max ( 3.48m x 3.10m max ) Two double-glazed widows, radiator, laminate flooring, central heating boiler and colonial style door.

#### **Bathroom**

Double-glazed window, bath with the shower attachments and shower over, WC, wash hand basin, radiator, laminate flooring and colonial style door.

### **Rear Garden**

Low maintenance, pebbled garden to the rear.





### welcome to

# **Detuyll Street, Scunthorpe**

- Detached House Converted in Two Flats
- One Bedroom Flats
- Low-Maintenance Rear Garden
- Close to Local Amenities
- No Onward Chain

Tenure: Freehold EPC Rating: C

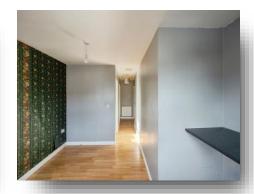
Council Tax Band: A

offers over

£60,000









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Property Ref: SCT111049 - 0007 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.





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