



Westfield Road Ashfield Park, Scunthorpe DN17 2AP

welcome to

Westfield Road Ashfield Park, Scunthorpe

Charming two-bedroom detached park home with open-plan living, wrap-around garden, driveway, and garage with power and lighting.



Entrance Hall

Double-glazed entrance door, coat cupboard, radiator, cushion flooring, air conditioning, and coving to the ceiling.

Lounge

13' 7" x 11' excluding recess (4.14m x 3.35m excluding recess)

Double-glazed bow window to front, radiator, double-glazed French door, electric fireplace set in decorative surround, and coving to the ceiling.

Kitchen/Breakfast Room

13' 8" x 8' 10" max (4.17m x 2.69m max)

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, electric oven, stainless-steel gas hob, cooker hood, plumbing for a washing machine, central heating boiler, radiator, two double-glazed windows, tiling to the walls, cushion flooring, storage cupboard, colonial door, and coving to the ceiling.

Bedroom One

9' 7" x 7' 10" excluding door recess (2.92m x 2.39m excluding door recess)

Double-glazed window, two fitted wardrobes, radiator, colonial door, and coving to the ceiling.

Bedroom Two

8' 6" excluding door recess x 7' 6" (2.59m excluding door recess x 2.29m)

Double-glazed window, fitted wardrobe, radiator, and colonial door.

Bathroom

Double-glazed window, radiator, bath with mixer taps and shower attachment, WC, wash hand basin, extractor fan, part tiled walls, cushion flooring, colonial door, and coving to the ceiling.

Outside

Wrap around garden with patio area, plum tree, cherry tree, driveway leads to the garage, shrub & flower beds, and timber fencing forming boundary.

Garage

Garage with up and over door, timber door, power and lights.



check out more properties at williamhbrown.co.uk



welcome to

Westfield Road Ashfield Park, Scunthorpe

- Detached park home
- Two bedrooms
- Driveway
- Garage with power and lighting
- Wrap-around garden with patio, shrubs, and flower beds

Tenure: EPC Rating: C

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111284 - 0003

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.



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk