



- Unique Investment Opportunity
- 2 Self Contained Flats
- 1 x 2 Bedroom First Floor Flat
- 1 x 1 Bedroom Ground Floor Flat

- Well Maintained Throughout
- Low Maintenance Gardens
- Quiet Location
- CHAIN FREE!

Queen Street, , DN16 1TG,  
£140,000



Starkey&Brown are delighted to offer for sale this exciting and rare investment opportunity on Queen Street, Scunthorpe. This spacious three storey mid terrace house is currently utilised as two well maintained and self contained flats, both CHAIN FREE and having communal low maintenance gardens. The property would be an excellent addition to a rental portfolio, recently receiving an annual rental yield of 9.68%. Also a great opportunity for anyone wanting to purchase one flat, and rent out the other. The ground floor (leasehold - 88 years remaining) briefly comprises of one double bedroom, lounge, kitchen and a bathroom, whilst the first floor flat (freehold) includes two bedrooms, lounge, kitchen and shower room. The building has a front door with a hallway which leads to each flat having their own lockable front door - ensuring an excellent degree of privacy for all occupants. An internal inspection is highly recommended, call today to view!



### Entrance Hall

Having uPVC double glazed door to the front aspect and lockable doors to each flat.

### Ground Floor Flat

#### Lounge

10' 1" x 11' 5" (3.07m x 3.48m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

#### Kitchen

6' 5" x 10' 4" (1.95m x 3.15m)

Having uPVC double glazed window to the side aspect, breakfast bar, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for appliances and gas central heating boiler.

#### Bedroom

10' 5" x 11' 9" (3.17m x 3.58m)

Having uPVC double glazed window to the rear aspect and radiator.

#### Bathroom

6' 5" x 4' 10" (1.95m x 1.47m)

Having uPVC double glazed window to the side aspect, panelled bath, wash hand basin, WC and heated towel rail.

### First Floor Flat

#### Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Having uPVC double glazed window to the front aspect, radiator and storage cupboard.

#### Kitchen

10' 7" x 9' 6" (3.22m x 2.89m)

Having uPVC double glazed window to the rear aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods, under stairs storage cupboard and gas central heating boiler.

#### Shower Room

3' 6" x 6' 6" (1.07m x 1.98m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, WC and radiator.

#### Inner Hall

Having door to the rear aspect, radiator and stairs rising to the 2 bedrooms.

#### Bedroom 1

13' 8" x 12' 9" (4.16m x 3.88m)

Having uPVC double glazed window to the front aspect and radiator.

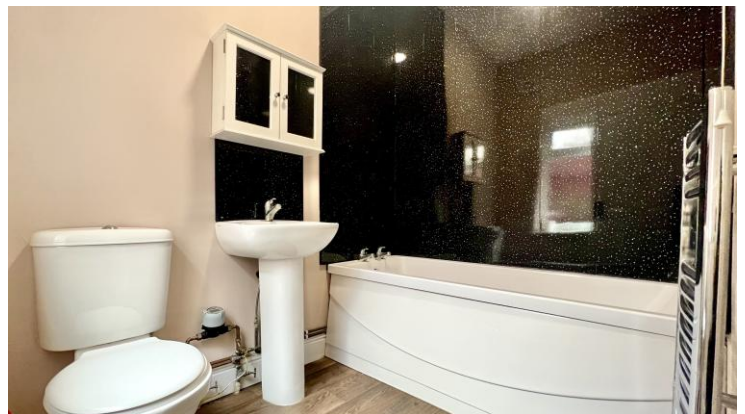
#### Bedroom 2

13' 8" x 6' 1" (4.16m x 1.85m)

Having uPVC double glazed window to the rear aspect and radiator.

#### Outside

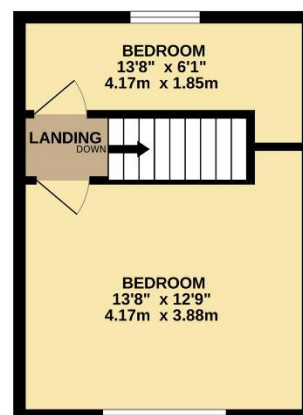
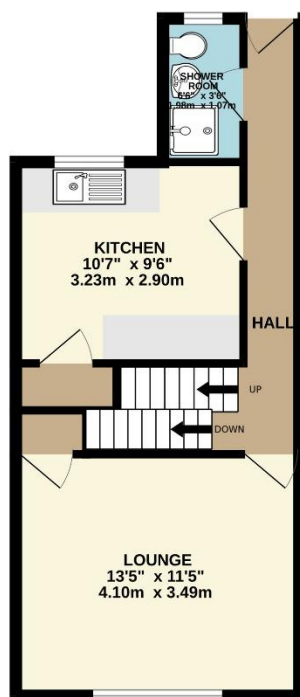
Having on street parking and low maintenance communal gardens (currently separated with a gate).



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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