



Queen Street, Scunthorpe DN16 1TG

welcome to

Queen Street, Scunthorpe

A ground-floor flat on Queen Street, Scunthorpe, offering lounge, dining room, kitchen, bedroom, and shower room. Requiring refurbishment, this property presents an ideal investment opportunity and benefits from double glazing, central heating, and a private yard area.



Lounge

Double-glazed window to front aspect, and a radiator.

Dining Room

Double-glazed window to rear aspect, and a radiator.

Kitchen

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, work surfaces, fully tiled walls, plumbing for a washing machine, central heating boiler, and double-glazed window to side aspect.

Bedroom One

Double-glazed window to rear aspect and a radiator.

Shower Room

Shower cubicle, WC, wash hand basin with vanity unit, and double-glazed window to side aspect.

Garden

Yard area.



check out more properties at williamhbrown.co.uk



welcome to

Queen Street, Scunthorpe

- Ground-floor flat
- One bedroom
- Central heating system with boiler
- Double-glazed windows
- Ideal investment opportunity

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£60,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111830 - 0002

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