



**Westfield Road, Ashfield Park, Scunthorpe DN17 2AP**

**welcome to**

**Westfield Road Ashfield Park, Scunthorpe**

Well-presented two-bedroom park home located within the popular Ashfield Park development. Offering modern open-plan living with a fitted kitchen/dining area, comfortable lounge, two bedrooms, and a bathroom. Outside benefits from off-street parking, patio seating area, sheds, and enclosed gardens.



### **Central Hallway**

Leads to bedrooms, bathroom, and a storage cupboard.

### **Lounge**

Double-glazed bay-style window, double-glazed door, radiator, and wood/glazed panel door.

### **Kitchen/Dining Room**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, stainless-steel gas hob, electric oven, cushion flooring, two double-glazed windows, double-glazed side door, and wood-glazed panel door.

### **Bedroom One**

Double-glazed window, fitted wardrobes, dressing table, radiator, and coving to the ceiling.

### **Bedroom Two**

Double-glazed window, fitted wardrobes, dressing table, radiator, and coving to the ceiling.

### **Bathroom**

Double-glazed window, bath with mixer taps and a shower over, WC, wash hand basin, and colonial door.

### **External**

Driveway providing off-street parking, patio area, metal shed, and timber fencing forming boundary,

### **Agents Note;**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))



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welcome to

## Westfield Road Ashfield Park, Scunthorpe

- Two-bedroom park home
- Popular Ashfield Park location
- Driveway providing off-street parking
- Modern fitted open-plan kitchen/dining room
- Patio area ideal for outdoor seating

Tenure: EPC Rating: Exempt  
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.

**£72,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111695 - 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.



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