



Smith Street, Scunthorpe DN15 7LG

welcome to

Smith Street, Scunthorpe

A clean and well-presented three-bedroom mid-terrace home situated on Smith Street, Scunthorpe. Featuring two reception rooms, a modern fitted kitchen and bathroom, and a low-maintenance rear yard, this property is ideally suited to first-time buyers and investors alike.

Thinking Of Letting?

Thinking of letting the property? Our experienced in-house lettings team is on hand to provide expert guidance and support throughout the rental process. Whether you're looking for a tenant-find service or a fully managed package, we can tailor our service to suit your needs. With sales and lettings all under one roof, we make the process as smooth, straightforward and stress-free as possible.

Entrance Hall

Double-glazed front entrance door, and under-stairs cupboard.

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, sink and drainer, work surfaces, electric oven and a hob, plumbing for a washing machine, central heating boiler, extractor hood, double-glazed window to side aspect, and a door to garden.

Bathroom

Double-glazed window, bath with a shower over, wash hand basin with vanity unit, WC, heated towel rail, and fully tiled walls.

Landing

Landing with loft access.

Bedroom One

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

Bedroom Two

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

Bedroom Three

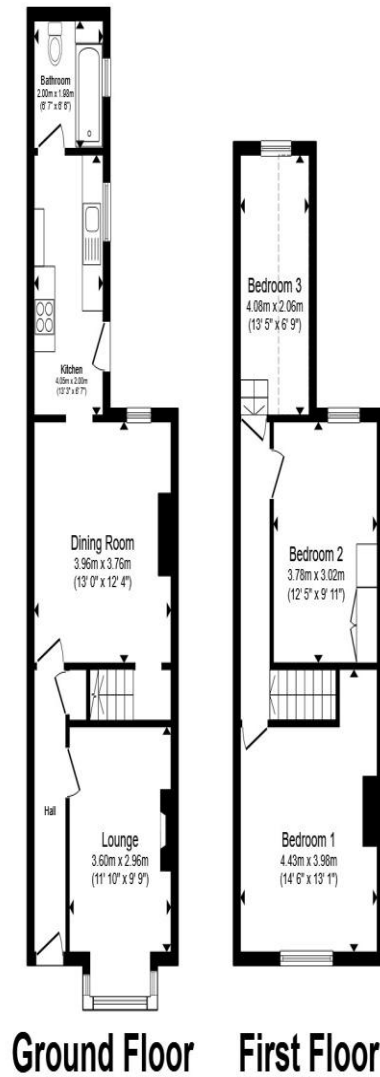
Double-glazed window to rear aspect, and a radiator.

Rear Garden

Concrete yard with gates for access and brick walls forming boundaries.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 88.3 m² (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
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welcome to
Smith Street,
Scunthorpe

- Three-bedroom mid-terrace home
- Ready-to-move-into condition
- Ideal first-time buyer or investment opportunity
- High rental demand area
- Early viewing highly recommended

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£110,000



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Property Ref:
SCT112057 - 0005

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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