



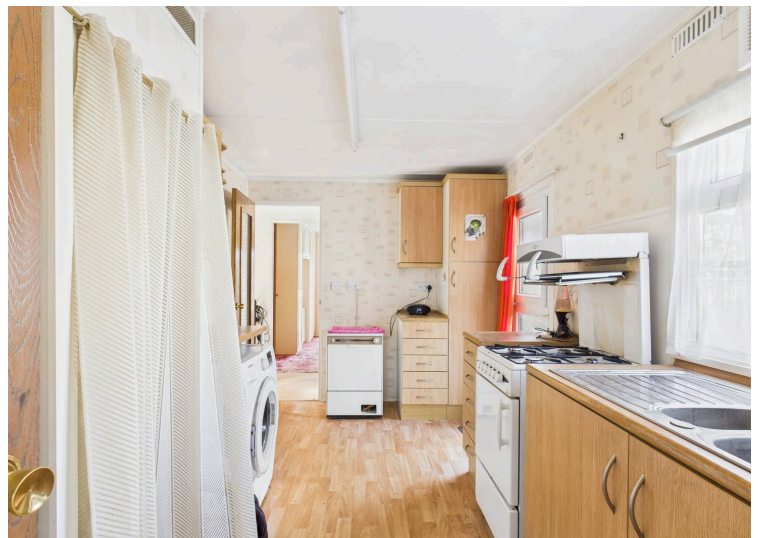
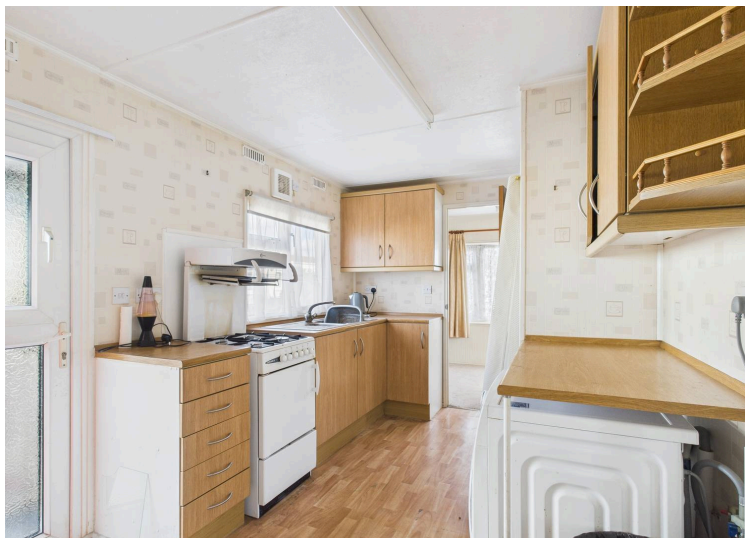
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## Sixth Avenue, Parklands Mobile Homes, Scunthorpe - DN17 1SZ

£62,500

Park Home • Detached • Tranquil Location • Two Bedrooms • Two Reception Rooms • Close to Local Amenities  
• Scope to Improve • Leasehold • Council Tax Band "A" • EPC Rating "D"





Ezmuve is delighted to bring to market this charming two-bedroom detached park home, situated in the highly sought-after Parklands development, just off Scotter Road in Scunthorpe. Nestled within a peaceful residential community, this property offers a fantastic opportunity for those seeking a comfortable home with excellent potential to update and personalise to their own taste.

The home has recently benefited from external improvements, including new insulation and re-rendering, enhancing both energy efficiency and curb appeal. Internally, the property offers scope to improve and modernise, making it an ideal project for buyers looking to create their ideal living space.

The accommodation comprises a generous L-shaped lounge and dining room, offering a bright and versatile layout. This spacious area is perfect for relaxing or entertaining, and benefits from plenty of natural light.

The fitted kitchen provides practical storage and workspace and is complemented by a useful side porch that allows for easy outdoor access.

There are two well-proportioned bedrooms, both featuring fitted furniture to maximise storage, as well as a shower room that offers functionality with the opportunity for modern upgrades.

Externally, the property enjoys a pleasant outlook with open views to the rear, creating a peaceful outdoor environment. The Parklands site is a well-regarded residential community, popular for its quiet setting and close proximity to local shops, amenities, and transport links.

This is an excellent opportunity to acquire a detached park home in a desirable location, with plenty of potential to improve. Early viewing is highly recommended to appreciate the space, setting, and possibilities this home has to offer.



#### AGENT NOTES

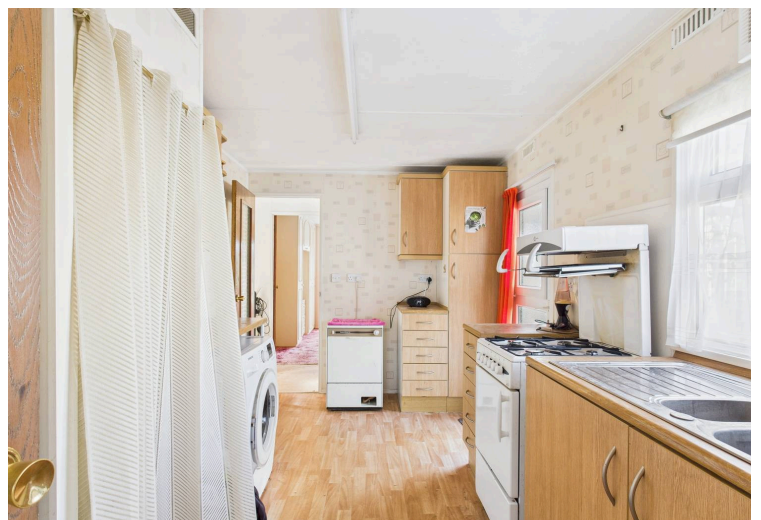
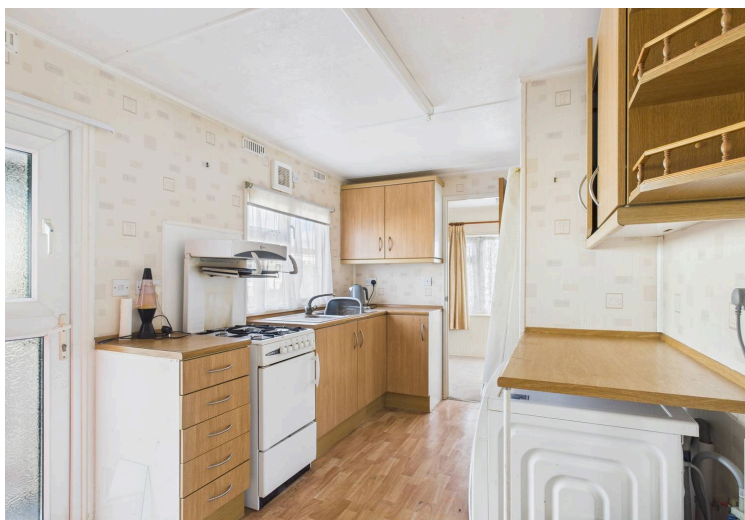
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither representation or warranty whatever in relation to this property.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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