



**Second Avenue Parklands Mobile Homes, Scunthorpe DN17
1TE**

welcome to

Second Avenue Parklands Mobile Homes, Scunthorpe

Charming two-bedroom park home with wrap-around gardens, fruit trees and a brick-built shed, set within the popular Parklands Mobile Homes Park.



Entrance Hall

Double-glazed front entrance door, a cupboard, and a radiator.

Lounge

Double-glazed windows, and two radiators.

Kitchen/Dining Room

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, work surfaces, freestanding oven and a hob, central heating boiler, radiator, double-glazed window, and a door to utility room.

Utility Room

Wall cupboards, plumbing for a washing machine, and double-glazed window.

Bedroom One

Double-glazed window and a radiator.

Bedroom Two

Double-glazed window and a radiator.

Bathroom

Double-glazed window, bath with a shower over, wash hand basin, WC, and a radiator.

Externally

The property benefits from a wrap-around garden with paved areas, ideal for outdoor seating and entertaining. Additional features include an outside cold water tap, a variety of fruit trees, gated side access to the property, and a useful brick-built shed. The side garden is well established, with mature hedges and timber fencing forming the boundary, creating an attractive and private outdoor space.

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.



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Second Avenue Parklands Mobile Homes, Scunthorpe

- Well-presented park home
- Two bedrooms
- Fruit trees
- Wrap-around garden
- Brick-built shed

Tenure: EPC Rating: D

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.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT112157 - 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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