



74 Warley Road, Scunthorpe, DN16 1PX

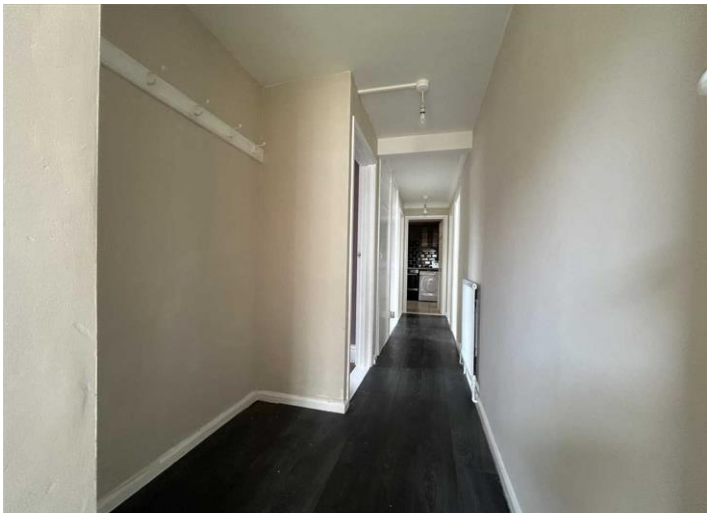
Guide Price £68,000



- NO CHAIN!!
- PURPOSE BUILT GROUND FLOOR FLAT
- GENEROUS RECEPTION ROOM
- MODERN THREE-PIECE BATHROOM
- POPULAR RESIDENTIAL LOCATION
- EXCELLENT INVESTMENT OPPORTUNITY WITH A POTENTIAL 10% YIELD
- TWO BEDROOMS
- NEWLY INSTALLED FITTED KITCHEN
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND A

Positioned on Warley Road in the sought-after Ashby area of Scunthorpe, this well-presented first-floor self-contained flat is brought to the market by Bell Watson Estate Agents and is offered with no onward chain, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation features a private side entrance and comprises a welcoming hallway leading to a spacious lounge with an attractive feature fireplace, a newly fitted kitchen with direct access to the rear garden, two generously sized double bedrooms, and a modern three-piece bathroom. Outside, the property benefits from a fully enclosed, low-maintenance rear garden, mainly laid to lawn, along with a brick-built storage shed for added convenience.



LOCATION

Situated within a well-established residential area of Scunthorpe, this property enjoys a convenient and family-friendly location. A wide range of amenities are close by, including supermarkets, retail parks, and both primary and secondary schools, making everyday living easy and accessible. The area is well-served by public transport, with a regular bus route providing direct access to Scunthorpe town centre. For those who commute, the property offers excellent road links, with the M180 motorway just a short drive away, providing swift connections to the wider region.

ACCOMMODATION

The deceptively spacious accommodation is conveniently arranged on a single level for easy living.

HALLWAY 6.63m (21'9") x 0.84m (2'9")

Enter the property via the uPVC front door into a glazed entrance porch that leads into the hallway that benefits from a central heating radiator, two pendant light and laminate flooring.

LOUNGE 3.99m (13'1") x 3.73m (12'3")

Enjoying a uPVC double-glazed window to the front elevation, this good-size lounge is the heart of the home and offers coving, a pendant light, carpeted flooring, and a central heating radiator.

KITCHEN 2.87m (9'5") x 2.46m (8'1")

Including a rear uPVC double glazed window and door allowing access into the rear garden. The kitchen includes a newly installed range of high gloss finished low level and wall-mounted cabinets, a complimentary work top surface incorporating a stainless-steel sink, an integrated electric oven, hob and extractor fan, and space for a free-standing fridge freezer, space and plumbing for a washing machine and tiled flooring.

BEDROOM ONE 3.99m (13'1") x 2.90m (9'6")

This spacious double bedroom is located to the front of the property, having a uPVC double glazed window, a pendant light fitting to the ceiling, coving, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.12m (10'3") x 2.46m (8'1")

This double bedroom overlooks the rear elevation of the property and features a uPVC double-glazed window and benefits from a ceiling pendant light fitting, coving, a central heating radiator and carpeted flooring and two handy storage cupboards.

BATHROOM 1.90m (6'3") x 1.85m (6'1")

The partially tiled bathroom is fitted with a white three-piece suite comprising a wall-mounted hand wash basin, a bath that is complimented with a shower above and a low-level flush toilet. An opaque window provides natural light, and this room also benefits from a radiator, an extractor fan, and is finished with vinyl flooring.

OUTSIDE

The enclosed rear garden is bordered on all sides by secure fenced boundaries, creating a private and sheltered outdoor space. The garden is predominantly laid to lawn, offering an open and versatile area suitable for a variety of uses such as outdoor dining, relaxation, or play. A paved section provides an ideal spot for seating or entertaining, while a side access gate allows for convenient entry and exit without passing through the main property.

A handy brick built shed (8"x6") provides ample storage while the outside store provides additional and useful space for storage, ideal for garden tools, outdoor equipment, or general household items. It

benefits from a power supply, making it suitable for additional uses such as a small workshop area or powered storage for appliances.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council

AGENTS NOTE

Please note this property is offered on a leasehold basis, with approximately 94 years remaining on the lease (originally granted for 125 years from 1995).

The current annual service charge is £391.96, covering the period from 1 April 2026 to 31 March 2027. The vendor has paid the first six months on 14 April 2026; therefore, the next instalment will be due in September 2026. The service charge includes building insurance and also covers communal areas i.e. front and side garden, repair and maintenance and the roof.

An excellent investment opportunity, offering a potential rental income of £575 PCM (£6,900 per annum) and a strong gross yield of approximately 10.1%.





PROPERTY MISDESCRIPTION

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