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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Ripon Street

Grimsby
DN31 2HG

Offers in the Region Of
£76,950

Making a perfect investment property with a tenant already in place is this well presented modern three bedroom mid terrace house. Currently earning £5876 per annum for the landlord. Briefly comprising two reception rooms, modern high gloss cream kitchen, ground floor bathroom with shower over bath, stairs and landing to three double bedrooms on the first floor. The property has neat rear gardens and is close to amenities, transport links and is well positioned close Grimsby Town centre.

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Dining room

10' 4" x 11' 7" (3.15m x 3.53m)

With brown carpet, grey decor with feature wall, uPVC frosted door, uPVC window, radiator and ceiling light.

Living room

10' 10" x 11' 9" (3.31m x 3.58m)

With wood laminate, grey decor with feature wall, uPVC window, ceiling light and radiator.

Breakfast kitchen

16' 5" x 6' 2" (5.00m x 1.87m)

Long well fitted modern high gloss cream kitchen with wood effect work tops over, breakfast bar, integral gas hob with extractor over, electric oven and grill, one and a half sink drainer, space for washing machine, tall fridge freezer and dish washer, wood laminate flooring, black tiled splash backs, grey decor, uPVC window to the side, radiator and four way ceiling light.

Rear lobby

2' 9" x 6' 2" (0.85m x 1.87m)

A short area with uPVC frosted window to garden, grey decor, wood laminate floor, ceiling light and radiator.

Bathroom

6' 4" x 6' 0" (1.94m x 1.83m)

A ground floor bathroom has three piece white suite with vanity sink and WC, shower over bath with glass screen, grey splash back tiling, brown decor, grey wood effect vinyl flooring, uPVC frosted window with blinds, three down lights and chrome towel radiator.

Stairs and landing

The stairs and landing have grey decor and carpet, wall light and two ceiling lights.

Bedroom One

10' 4" x 11' 9" (3.16m x 3.58m)

The main bedroom has grey decor to coving, grey carpet, radiator, pendant light and storage cupboard.

Bedroom Two

7' 11" x 8' 9" (2.42m x 2.67m)

The second bedroom has uPVC window to the rear, grey decor and carpet, radiator and pendant light.

Bedroom Three

11' 1" x 6' 2" (3.38m x 1.88m)

The third bedroom is a good size and has grey decor, brown carpet, uPVC window to the rear, radiator and pendant light.

Rear garden

The southerly facing rear garden has concrete path to rear timber gate with gravel garden area. There is a timber garden shed with a mix of wall and fence boundaries.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

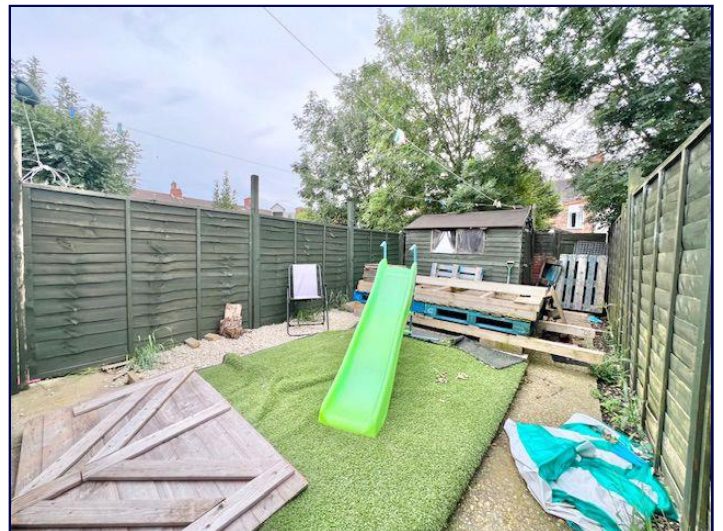
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

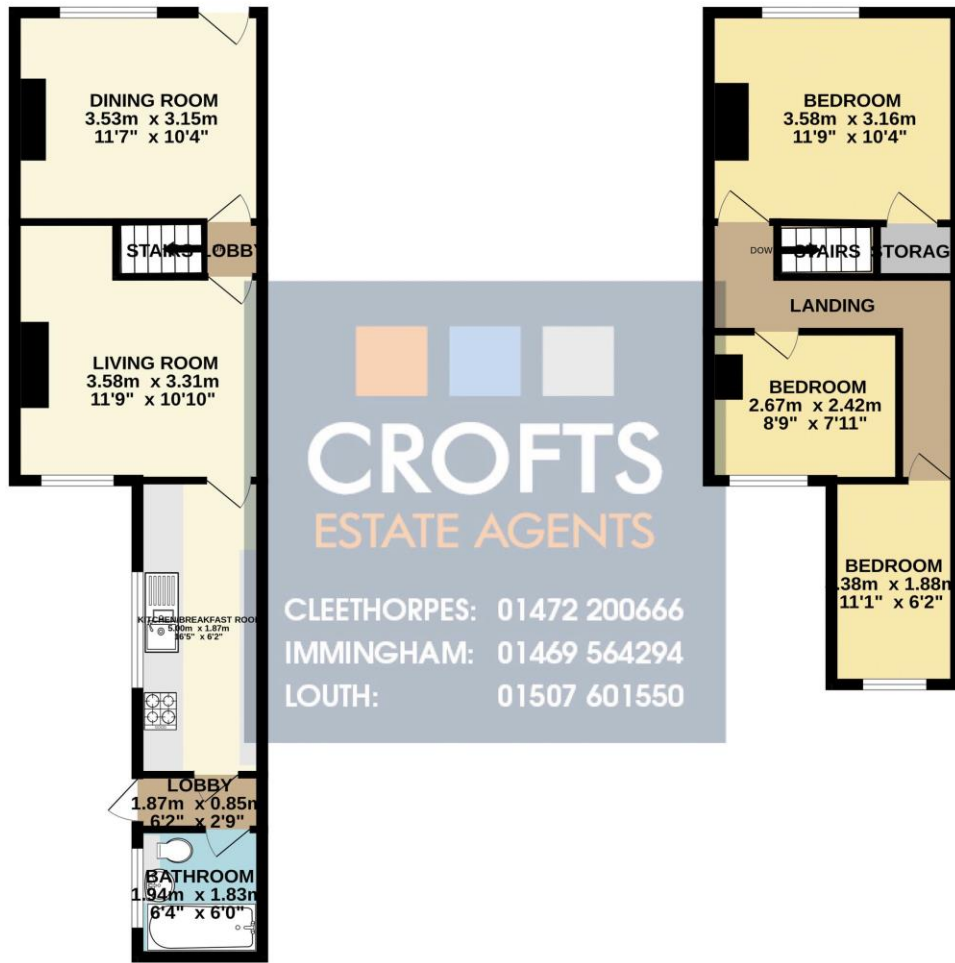
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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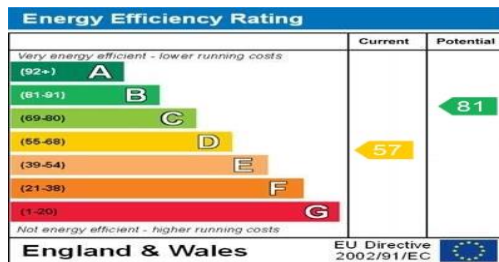
GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.

1ST FLOOR
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 72.9 sq.m. (785 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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