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



12 Harold Street

Grimsby
DN32 7LR

£70,000

Coming to the market is this very well presented three bedroom mid terrace house that has NO FORWARD CHAIN. Making a superb investment opportunity or first time buy this property is well proportioned with generous accommodation over two floors that includes entrance hall, dining room, lounge, kitchen, utility room, bathroom to the ground floor with stairs and landing leading to three double bedrooms on the first floor. The property is close to local amenities, transport links and schools and is currently tenanted and rented out at £4,740 per annum. The property has had a new bathroom and boiler within the last three years and is well decorated throughout.

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Entrance Hall

14' 4" x 2' 10" (4.36m x 0.87m)

A smart entrance hall has uPVC frosted door to the front, white decor, wood laminate floor, pendant light and jacket hanging.

Dining room

11' 3" x 8' 10" (3.44m x 2.68m)

The dining room has uPVC window to the front, cream decor and coving, wood laminate flooring, radiator and pendant light.

Lounge

12' 3" x 12' 1" (3.74m x 3.68m)

The lounge has uPVC window to the rear, cream decor to coving, wood fireplace with marble inset and hearth, under stairs storage, radiator and pendant light.

Kitchen

13' 4" x 7' 6" (4.07m x 2.29m)

A pale wood kitchen with charcoal work tops over has space for free standing cooker, tall fridge freezer, washing machine and dishwasher, grey tiled floor, white tiled splash backs and red decor, uPVC window and blind, ceiling light and radiator.

Utility room

3' 5" x 7' 1" (1.04m x 2.17m)

The utility area has space for tall fridge freezer or such likes with grey tiled floor, white decor, ceiling light and uPVC frosted door to the rear garden.

Family Bathroom

5' 6" x 7' 1" (1.68m x 2.17m)

The bathroom fitted within the last few years has white three piece suite with electric shower over bath having glass screen, the room has white splash back tiling and white decor, uPVC frosted window with blind, wood laminate flooring, ceiling light and radiator.

Stairs and landing

The stairs and landing both have neutral decor and carpet with the landing having two pendant lights, radiator, loft access and built in shelving.

Bedroom One

11' 2" x 12' 2" (3.41m x 3.71m)

The main bedroom has uPVC window to the front with blind, neutral carpet and decor to coving, radiator and pendant light.

Bedroom Two

10' 0" x 9' 1" (3.05m x 2.77m)

A second double bedroom has uPVC window to the rear, neutral decor and carpet, pendant light and radiator.

Bedroom three

13' 5" x 7' 6" (4.08m x 2.29m)

A good sized bedroom to the rear has neutral decor and carpet, radiator, uPVC window and blind plus pendant light.

Rear garden

A good sized south west facing rear garden is laid to lawn with slab path to timber gate at the bottom. Wall and fence boundaries are to either side and the bottom with concrete service area to the side and back of the house.

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 : 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

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
43.8 sq.m. (471 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 80.9 sq.m. (871 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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