



CROFTS ESTATE AGENTS

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



Silver Street

Holton-Le-Clay
DN36 5DX

Offers in the Region Of
£184,950

Crofts estate agents are delighted to offer for sale this modern and spacious semi detached property which is located within the ever popular village of Holton le Clay. Idea for someone looking to downsize, this property is sure to be popular and therefore comes with viewing highly advised. The village boasts a wide array of local amenities as well as bus links and excellent road links. Internal viewing will reveal the entrance hall, lounge, kitchen, two bedrooms, although one is currently used as a dining room and also the shower room which has a superb modern suite. Externally there are gardens to the front and rear with a driveway and detached garage and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

15' 9" x 11' 11" (4.81m x 3.63m)

The lounge has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

10' 9" x 8' 11" (3.28m x 2.71m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the rear, a radiator and a tiled floor. There is also a fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and a gas hob.

Bedroom One

11' 11" x 11' 11" (3.62m x 3.63m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Two

9' 11" x 8' 11" (3.01m x 2.72m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Shower Room

7' 0" x 5' 6" (2.13m x 1.67m)

The shower room has an opaque window to the side elevation, modern wall boarding, a heated towel rail and a tiled floor. There is a superb suite with a WC, vanity basin and a walk in shower enclosure with a mains shower.

Garage

The garage has an up and over door, two windows to the side and electrics.

Outside

The front garden has a lawn, flowers and a driveway providing off road parking and access to the rear garden through a gate. The rear garden has a lawn, established shrubs and a patio ideal for alfresco dining.

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 B: 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.

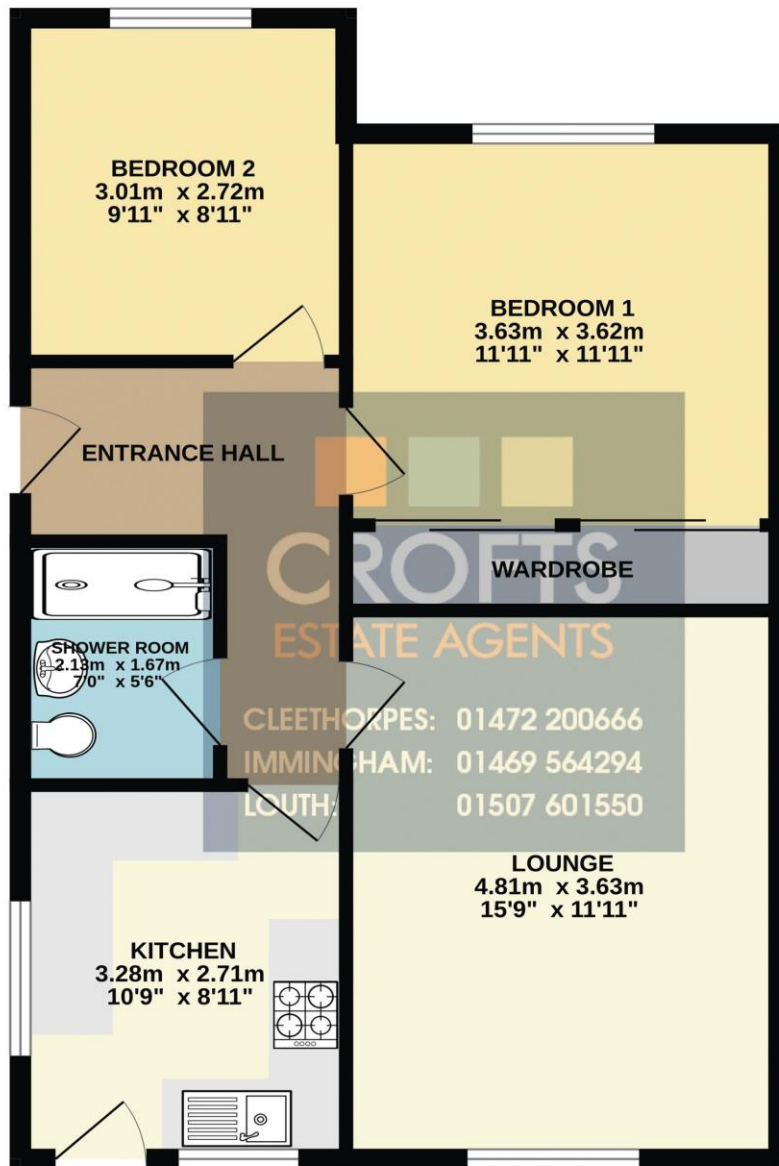
Mortgage and Financial Advice

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
59.9 sq.m. (644 sq.ft.) approx.



TOTAL FLOOR AREA : 59.9 sq.m. (644 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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