



43 Greyfriars, Grimsby, North East Lincolnshire, DN37 9QT
£175,000

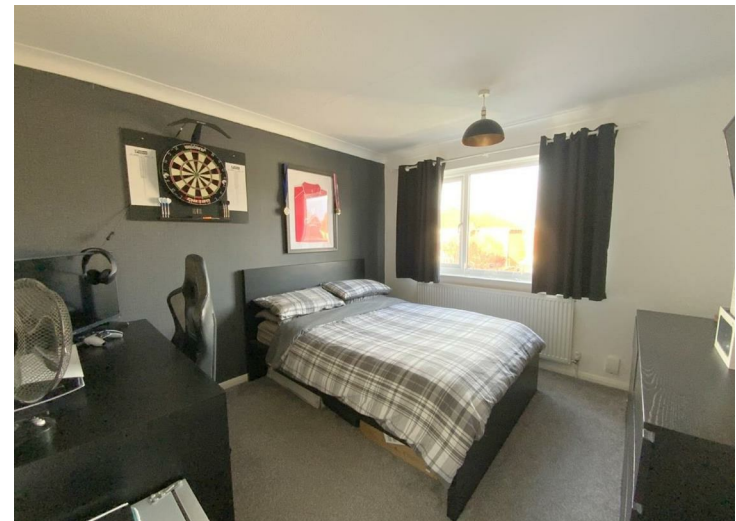
Key Features:

- Semi Detached Property
- Popular 'Wybers Wood' Location
- Open Plan Kitchen Diner
- Separate Lounge
- Three Bedrooms & Family Bathroom
- New Gas Central Heating System
- Driveway Parking & Detached Garage

**** £5000 ALLOWANCE TOWARDS DEPOSIT ****

This three bedroom semi-detached property is located in the popular residential area of Wybers Wood, within close proximity to excellent local amenities, schools, and transport links.

The accommodation comprises an entrance hall, front aspect lounge, and an open plan kitchen and dining area. Upstairs offers three bedrooms including two doubles, and a family bathroom. Gardens to the front and rear, driveway parking and detached garage.



ENTRANCE HALL

With staircase to the first floor, and a uPVC front door.

LOUNGE

12'7" x 11'8" (3.84 x 3.57)

With a bow window to front aspect and fireplace incorporating a coal effect gas fire.

KITCHEN DINER

17'9" x 10'4" (5.42 x 3.15)

Open plan kitchen and dining space, fitted with base storage units, worktops inset with a stainless-steel sink, and space for appliances. Understairs storage cupboard/pantry. Rear aspect windows and side entrance door.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

12'0" x 10'2" (3.68 x 3.10)

To front aspect.

BEDROOM 2

11'0" x 10'2" (3.36 x 3.10)

To rear aspect.

BEDROOM 3

7'4" x 7'1" (2.25 x 2.18)

To front aspect.

BATHROOM

7'7" x 7'4" (2.33 x 2.24)

Fitted with a panelled bath, pedestal basin and WC. Storage cupboard housing the gas central heating boiler - installed in 2024.

TENURE

FREEHOLD

COUNCIL TAX BAND

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

