



63 Yarborough Road Keelby
Grimsby
DN41 8HT

Offers in the Region Of
£250,000

Occupying a large plot in the heart of the ever popular Keelby is this spacious three bed detached house. Offering bundles of potential for the next owner to put their mark on it, this home is ideally suited to a family with the home situated nearby to Keelby Primary Academy and is also within the catchment to Caistor Grammar. The village itself is well served by a selection of amenities including shops, pubs and hairdressers. Internal viewing will reveal the lounge, dining room, kitchen and downstairs toilet with shower. To the first floor there are three bedrooms, all of which are a good size and the bathroom. Externally, there is ample off road parking to the side with detached garage. The rear garden is an excellent size and offers so much potential!



CROFTS ESTATE AGENTS

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01469 564294

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

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

12' 0" x 12' 1" (3.65m x 3.68m)

This cosy living room boasts carpeted flooring, radiator, log burner and uPVC window to the side elevation.

Dining Room

11' 1" x 12' 0" (3.38m x 3.65m)

comprising of laminate flooring, radiator and uPVC side door

Kitchen

12' 0" x 16' 8" (3.65m x 5.08m)

Located to the rear the kitchen offers base and wall mounted units, vinyl flooring, sink with drainer, uPVC window to the side elevation and door to the rear.

Bedroom 1

9' 11" x 12' 0" (3.02m x 3.65m)

Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 2

12' 0" x 12' 7" (3.65m x 3.83m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the side elevation.

Bedroom 3

8' 10" x 11' 5" (2.69m x 3.48m)

Bedroom three briefly comprise of carpeted flooring, radiator and uPVC window to the side elevation.

Bathroom

5' 11" x 8' 10" (1.80m x 2.69m)

The main bathroom suite comprises of carpeted flooring, bath, WC, basin and airing cupboard.

Externally

Externally, there is ample off road parking to the side with detached garage. The rear garden is an excellent size and is mainly made up of laid to lawn. Offering lots of potential, this garden is ideal for an avid gardener or for kids to run around in.

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 and all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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 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 a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

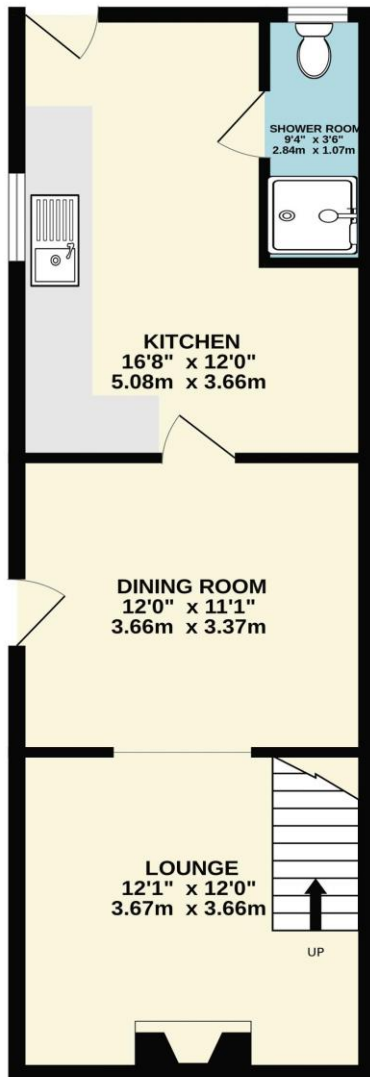
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



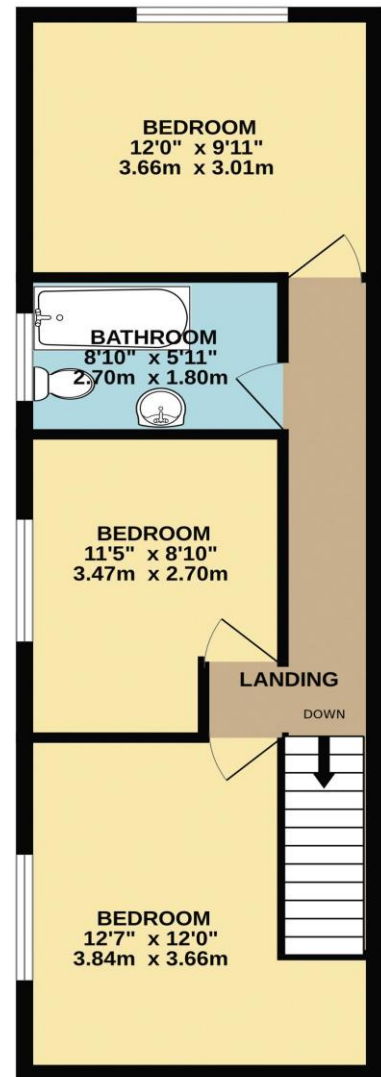




GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) 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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