



Priority Crescent  
Ulceby  
Ulceby  
DN39 6TS

£155,000

Coming to the market and being sold with NO FORWARD CHAIN, is this extended four bed semi detached house, which is situated in the sought after village of Ulceby. Ideally suited to a family or first time buyers, this property, which is sold as seen, offers so much potential to completely transform and create a delightful modern home. The village is served by a selection of amenities with local shops, pub and post office. Nearby and only a short drive away is the A180, Humberside Airport and Habrough Train Station. Internal viewing briefly comprises of entrance porch, lounge, kitchen-diner, utility room, conservatory, ground floor bedroom and en-suite. Heading to the first floor will reveal a further three bedrooms and the family bathroom. Externally there is a paved driveway creating ample off road parking to the front with a low maintenance garden to the rear.



**Lounge**

11' 6" x 14' 0" (3.50m x 4.26m)

**Kitchen/Diner**

8' 6" x 17' 11" (2.59m x 5.46m)

**Utility room**

8' 1" x 10' 11" (2.46m x 3.32m)

**Conservatory**

7' 7" x 11' 5" (2.31m x 3.48m)

**Bedroom 1**

8' 1" x 12' 1" (2.46m x 3.68m)

**En-suite**

5' 9" x 8' 1" (1.75m x 2.46m)

**Bedroom 2**

11' 6" x 14' 5" (3.50m x 4.39m)

**Bedroom 3**

8' 1" x 11' 6" (2.46m x 3.50m)

**Bedroom 4**

8' 0" x 8' 9" (2.44m x 2.66m)

**Bathroom**

5' 5" x 8' 7" (1.65m x 2.61m)



**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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

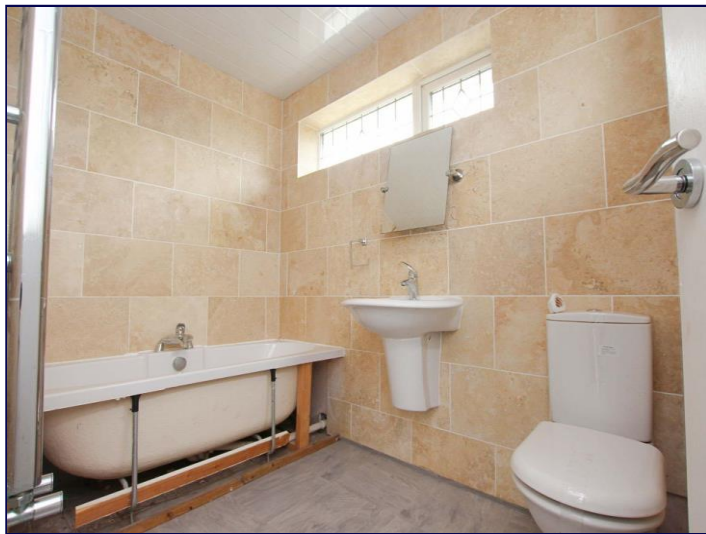
**Property Management**

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.

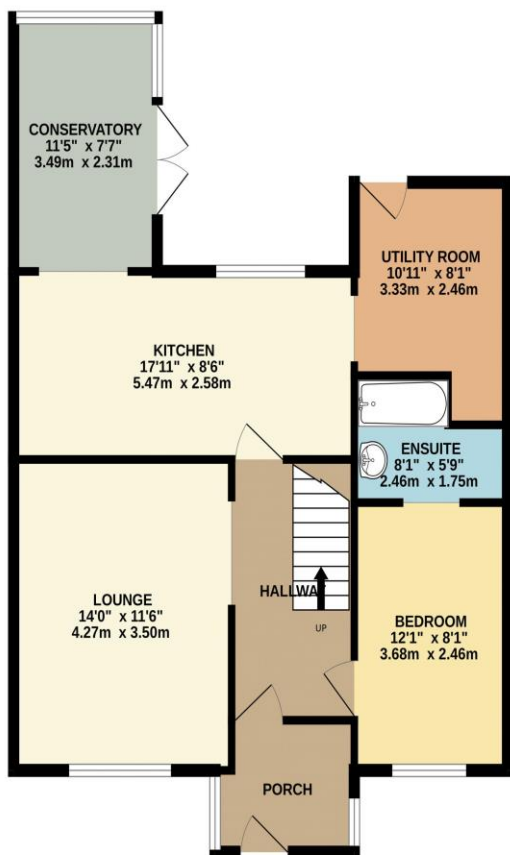
**Mortgage and Financial Advice**

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.

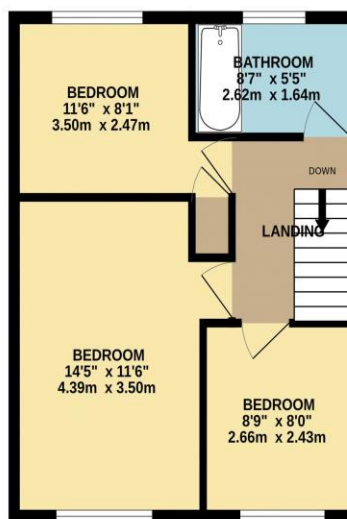
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.

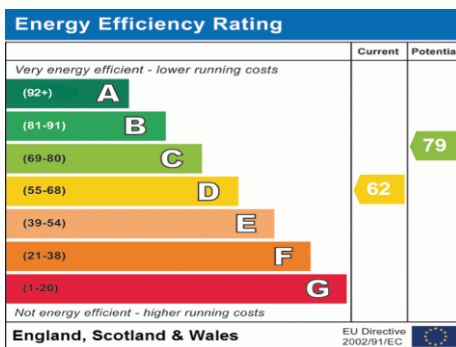


1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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