



Yarborough Road
Keelby
Grimsby
DN41 8HP

Offers in the Region Of
£164,950

Situated in the ever popular village of Keelby is this beautifully presented three bed mid terrace house, which comes with viewings highly recommended. Ideally suited to first time buyers or a family, this deceptively spacious home boasts gas central heating, generous size gardens and excellent road links with easy access to Humberside Airport, Humber Bridge and the A180. The village is well served by local facilities including, shops, takeaways, primary school, and public houses, and also falls within the catchment of Caistor Grammar School. Internal viewing will reveal the welcoming entrance hallway, spacious lounge which leads to the conservatory and kitchen-diner. Heading to the first floor you will find three bedrooms, two being doubles and the family bathroom. Set back from Yarborough Road, there is good size gardens to the front and rear, with shed and summerhouse situated in the rear garden.

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

9' 11" x 17' 7" (3.02m x 5.36m)

Benefitting from carpeted flooring, neutral decor, gas fire place, radiator and uPVC window to the front elevation. You can also access the conservatory from this room.

Kitchen

10' 11" x 14' 1" (3.32m x 4.29m)

Found at the rear of the property is the kitchen-diner which offers a range of base and wall mounted units, free standing oven, sink with drainer and storage cupboard. There is also tiled flooring, radiator, neutral decor, tiled splashback and uPVC window and door to the rear.

Conservatory

8' 3" x 12' 1" (2.51m x 3.68m)

Benefitting from laminate flooring, radiator, power and lighting and French doors to the side, which open out to the rear garden.

Bedroom 1

10' 1" x 16' 7" (3.07m x 5.05m)

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

Bedroom 2

10' 1" x 13' 8" (3.07m x 4.16m)

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

Bedroom 3

7' 6" x 9' 11" (2.28m x 3.02m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bathroom

7' 5" x 7' 6" (2.26m x 2.28m)

The family bathroom consists of a bath with shower above, WC, vanity basin, vinyl flooring, radiator and uPVC window to the front elevation.

Externally

Set back from Yarborough Road, there is good size garden to the front with shrubs, fencing to the side and concrete path leading to the front door. The rear garden is equally good in size with outbuilding and WC, laid to lawn, summer house and fencing around the perimeter.

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 A: 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.

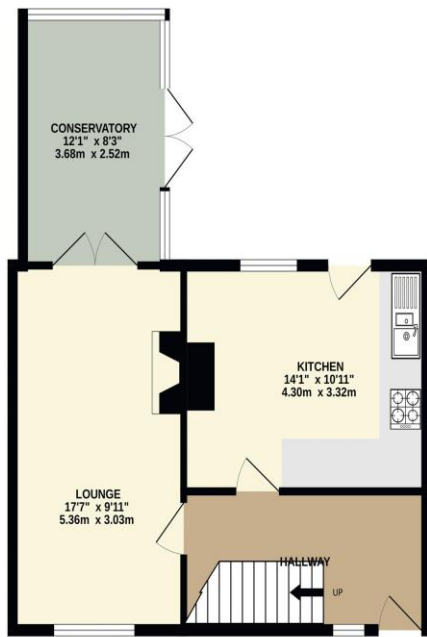
Mortgage and Financial Advice

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.

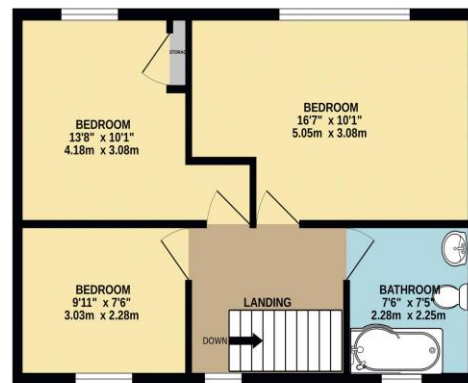
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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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