



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



CROFTS
ESTATE AGENTS



**Wharton Street
Grimsby
DN31 2EG**

£72,500

Being sold with a tenant in situ, this two bed mid terrace house comes to the market with viewings highly recommended. Found within close proximity to Grimsby Town Centre, this property is the ideal home for a new buy to let landlord or one looking to increase their existing portfolio. The tenant has resided at the property for a long period with the current monthly rental amount being £450, which generates a 7.44% yield based on the asking price. The accommodation comprises of porch, lounge, kitchen-diner, two good size bedrooms and the family bathroom. The home also benefits from a generous size rear garden, gas central heating and excellent road links with easy access to the A180.

Address
Email
Website

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

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



Lounge

11' 5" x 11' 11" (3.48m x 3.63m)

Kitchen

11' 11" x 18' 9" (3.63m x 5.71m)

Bedroom 1

11' 5" x 11' 11" (3.48m x 3.63m)

Bedroom 2

6' 11" x 9' 2" (2.11m x 2.79m)

Bathroom

6' 0" x 9' 7" (1.83m x 2.92m)

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

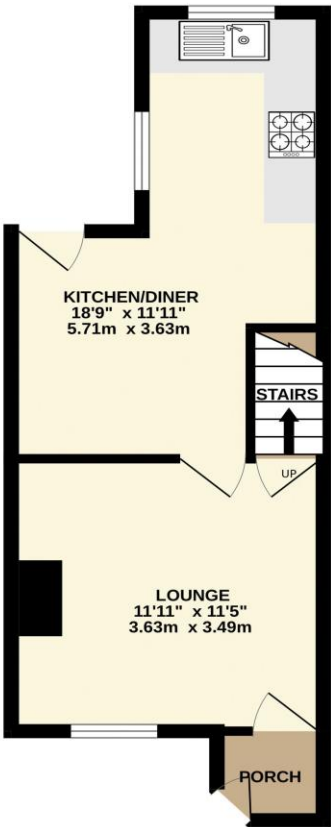
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

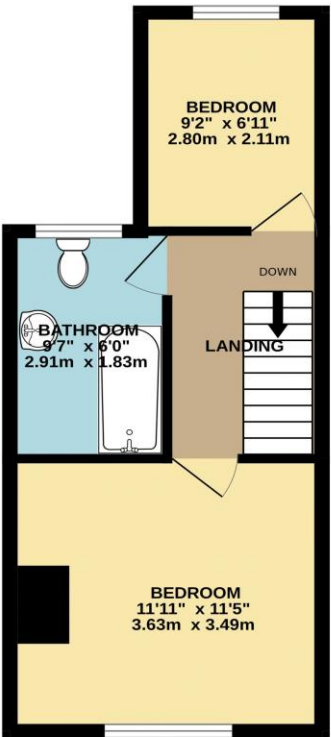
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

*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
322 sq.ft. (29.9 sq.m.) approx.



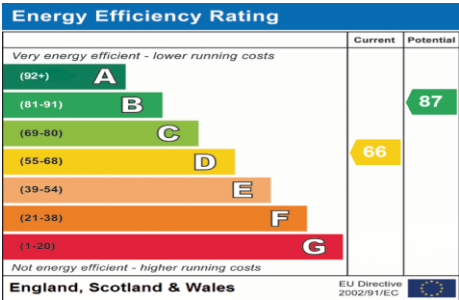
1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 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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