



73 Emfield Road  
Grimsby  
DN33 3BY

Offers in the Region Of £187,500

Address  
Email  
Website

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

OFFICE HOURS  
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9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3pm  
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### **Lounge/Diner**

9' 11" x 20' 9" (3.02m x 6.32m)

This large open plan space provides a perfect place to relax after a long day. The room itself is bright and airy with patio doors opening out to the rear garden.

### **Kitchen**

9' 0" x 12' 5" (2.74m x 3.78m)

This modern kitchen boasts a range of base and wall mounted shaker units, integral oven with hob and extractor above, breakfast bar area and uPVC window and door to the rear.

### **Bedroom 1**

9' 11" x 12' 5" (3.02m x 3.78m)

Bedroom one briefly comprises of carpeted flooring, neutral decor, radiator and uPVC bay window to the front elevation.

### **Bedroom 2**

9' 0" x 9' 5" (2.74m x 2.87m)

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

### **Bathroom**

5' 4" x 6' 2" (1.62m x 1.88m)

Benefiting from a corner shower, WC, basin, tiled flooring, and uPVC window to the side elevation.

### **Externally**

Outside the property offers a well presented rear garden with scenic views across farm land and a large garage with potential to convert, subject to survey and planning.

**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.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**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.

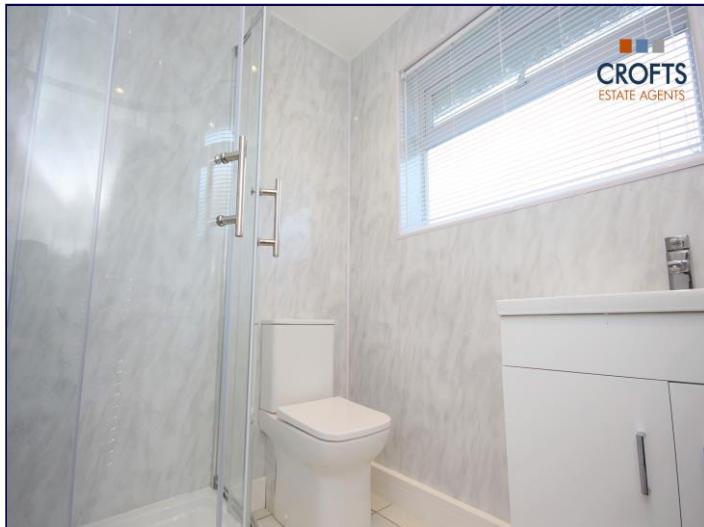
**Property Management**

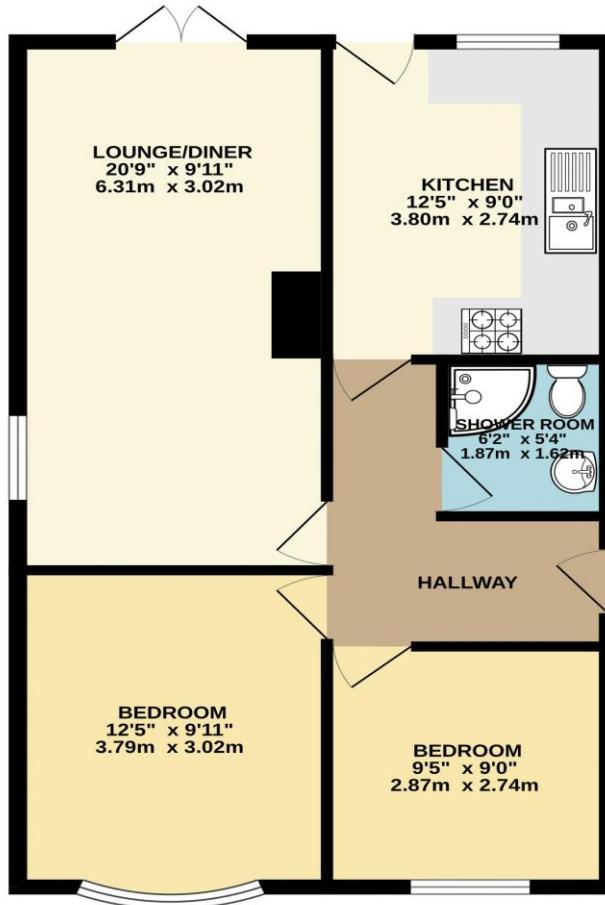
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.

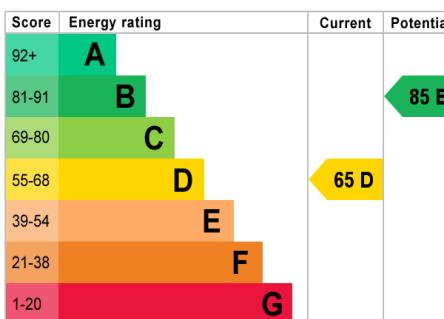
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TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

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 accepted for any error. This plan is for illustrative purposes only and should be read 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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