



18 Yarborough Road, Grimsby, DN34 4DG

**FOR SALE - £140,000**

**CanTERS**

Chartered Surveyors

A traditional bay fronted Three Bedroom Semi Detached House found within this established and much sought after residential area approximately one mile west of Grimsby Town Centre. The accommodation over two floors, which benefits from Upvc Double Glazed Windows and a Gas Fired Central Heating System briefly comprises; Hallway, Living Room, Sitting Room and Kitchen to the ground floor. To the first floor are Three Bedrooms and a Bathroom.

The property is found on Yarborough Road and conveniently positioned for a wide variety of local amenities and facilities including Lidl Supermarket, Tesco Express, local shopping parades, Grimsby Leisure Centre, Auditorium, Medical Centre and a regular bus service.

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hallway      | Having part double glazed Upvc entrance door, window to side aspect and wood effect laminate flooring.                                                                                                                                                                                                                                                                                                                                                                               |
| Sitting Room | 3.67m x 3.36m max Having feature fireplace with marble hearth and freestanding cast iron wood burning stove. Coving to the ceiling and a walk-in bay window overlooking the front garden.                                                                                                                                                                                                                                                                                            |
| Living Room  | 3.99m x 3.67m Having feature fireplace with tiled heath and free-standing cast-iron wood burning stove. Walk in bay window to side aspect and coving to the ceiling. Understairs cupboard and a door providing access to the kitchen.                                                                                                                                                                                                                                                |
| Kitchen      | 3.69m x 2.51m Fitted with a range of cream fronted wall cupboards and base units having contrasting wood worktops and incorporating a stainless-steel drainer sink unit with mixer tap over. Space for a washing machine and an oven with a stainless-steel chimney style extractor hood over. Coving and downlights to the ceiling. A window overlooks the rear garden and a Upvc double glazed door leads out to the exterior.                                                     |
| Landing      | With downlights and loft access.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Bedroom 1    | 3.67m x 3.37m With coving to ceiling and a window overlooking the front garden.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Bedroom 2    | 2.71m x 2.70m With coving to the ceiling and a window to the side aspect.                                                                                                                                                                                                                                                                                                                                                                                                            |
| Bedroom 3    | 3.67m x 2.49m With coving to the ceiling and a window overlooking the rear garden.                                                                                                                                                                                                                                                                                                                                                                                                   |
| Bathroom     | With suite comprising; White bath with mixer tap and shower over, pedestal wash hand basin and low flush WC. Part tiled walls, coving and downlights.                                                                                                                                                                                                                                                                                                                                |
| Outside      | The property stands back behind a low-level brick wall with a wrought iron fence. To the front of the property is a driveway providing off road parking together with a mature hedgerow and a well-stocked border containing a variety of mature plants and shrubs. A gate to the side provides access to the rear garden with hedged boundaries and is partly lawned with two raised decked patio areas. To the rear of the garden is a shed together with a timber built open bar. |

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'A' - NB: This can be reviewed by the Local Authority.

EPC Rating: TBC

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/07/2024

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## ADDITIONAL PHOTOS & PLANS



Sitting Room



Living Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

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Front Garden



Rear Elevation



Rear Garden



Rear Garden

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