



Ripon Street, Grimsby, DN31 2HG
FOR SALE - £70,000

CanTERS

Chartered Surveyors

A traditional Two Bedroom Mid-Terraced House found in this established and popular residential area being just a short walk from Grimsby town centre and railway station. Other local amenities include Ormiston South Parade Academy, Macaulay Primary Academy and Pelham Medical Group.

The accommodation over two floors, which benefits from a Gas Fired Central System and Upvc Double Glazed Windows briefly comprises; Sitting Room, Dining Room, Kitchen and Cloakroom to the ground floor with the first floor having Two Bedrooms and a Bathroom.

Sitting Room	3.52m x 3.20m Having a Upvc part double glazed entrance door and a window to the front aspect. Wood effect flooring.
Inner Lobby	With stairs to the first-floor accommodation.
Dining Room	3.54m x 3.30m Having tiled fireplace and window to rear aspect. A doorway provides access to the kitchen.
Kitchen	4.40m x 1.86m Fitted with a range of wall cupboards and base units with contrasting worktops incorporating a stainless-steel sink unit with mixer tap over. Space for an oven, washing machine and fridge. Wall mounted Ideal central heating boiler. Window to side aspect.
Rear Lobby	With door to rear garden and separate WC.
Landing	Off which are two bedrooms and a bathroom.
Bedroom 1	3.59m x 3.17m With window to front aspect and having storage cupboard.
Bedroom 2	2.70m x 2.39m With window to rear aspect.
Bathroom	With white suite comprising; bath, low flush WC and pedestal wash hand basin. Storage cupboard and window to rear aspect.
Outside	Enclosed rear garden having brick and fenced boundaries with concrete pathways and being laid partly to artificial grass.
Tenure	We are verbally advised that the property is of freehold tenure 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: 'C'

FURTHER INFORMATION AND TO VIEW:

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

Inspection Date: 16 December 2024
Drafted Date: 17 December 2024

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom

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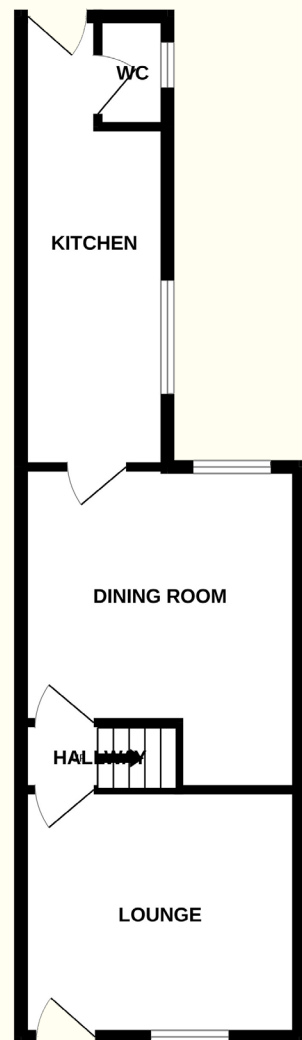
Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 16/12/2024

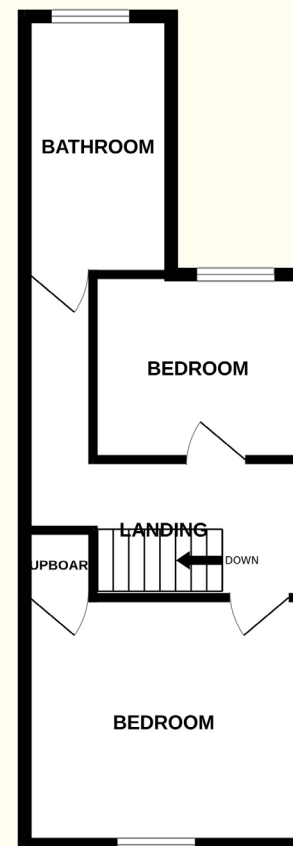
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ADDITIONAL PHOTOS & PLANS

Ground Floor



First Floor



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