



Priory Road, Grimsby, DN37 9QH

FOR SALE - £180,000

CanTERS

Chartered Surveyors

A Two/Three Bedroom Semi-Detached Dormer Bungalow found within the well regarded and much sought after residential area Wybers Wood. The accommodation over two floors benefits from Upvc double glazed windows and gas fired central heating system briefly comprises; Hallway, Cloakroom, Living Room, Kitchen, Conservatory, Two/Three Bedrooms and a Bathroom with a four piece suite.

Occupying a corner plot and having a number of amenities nearby including a public house, Coop and hot food takeaways together with a regular bus service and schools being nearby.

Entrance Hallway	Having part double glazed Upvc entrance door and double glazed side lights. Wood flooring, dado rail and coving to the ceiling.
Cloakroom	With suite comprising; WC and wash hand basin with mixer tap over. Tiling to both the floor and walls.
Lounge	4.71m x 3.82m Found to the front of the property and having a feature fireplace with inset flame effect electric fire and coving to the ceiling.
Bedroom	3.49m x 2.41m With window to the front aspect, wood effect laminate flooring and coving to the ceiling.
Dining Room/Bedroom	3.97m x 2.90m With coving to the ceiling and understairs cupboard. Sliding Upvc double glazed door provides access to the conservatory.
Kitchen	3.31m x 2.94m Having a range of fitted wall cupboards and base units with contrasting worktops incorporating a stainless steel drainer sink unit with mixer tap over. Built in double oven, four ring induction hob with stainless steel chimney style extractor over. Wine cooler and space for both a fridge and washing machine. Tiling to the floor and tiled splashbacks. Dual aspect windows. An archway leads into the conservatory.
Conservatory	3.54m x 2.70m With Upvc double glazed windows and two Upvc double glazed doors which lead out to the rear garden. Tiling to the floor and roof lights.
Stairs	From the hallway lead to the landing.
Bedroom	3.89m max (including wardrobes) x 3.23m max (including wardrobes) With a window overlooking the front garden and built in cream high gloss wardrobes and dressing table. Walk in cupboard.
Bathroom	2.85m x 2.73m With suite comprising; panelled bath, pedestal wash hand basin, low flush WC and separate shower with Triton power shower. Tiled walls, wall mounted chrome towel radiator and airing cupboard.
Outside	The property occupies a corner position with the front and side gardens being laid to lawn with a variety of established plants and shrubs. The rear garden is paved, laid partly to lawn with two garden sheds and a selection of established shrubs and specimen trees. A block paved driveway and wrought iron gates leads to the single detached garage with up and over door.
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:	'B' NB: This can be reviewed by the Local Authority.
EPC Rating:	'D'

FURTHER INFORMATION AND TO VIEW:

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

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.

Canters
www.canters.co.uk

01472 356143

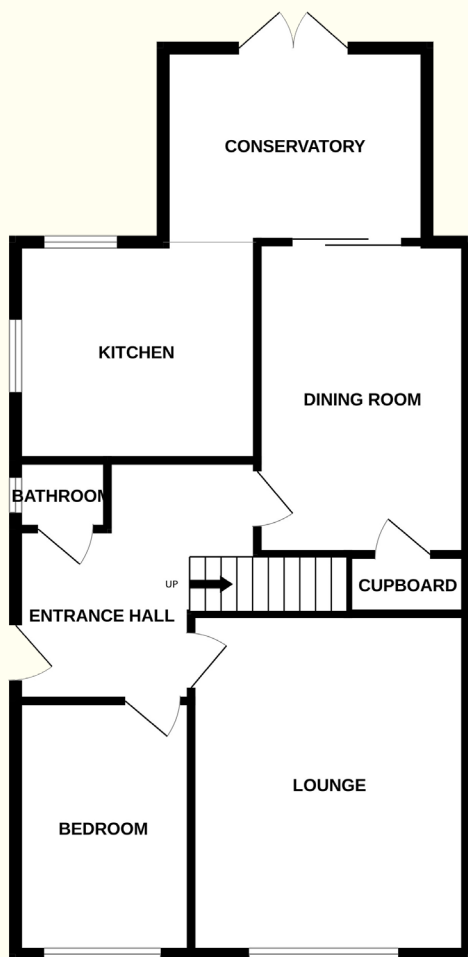
Property Management and Lettings

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

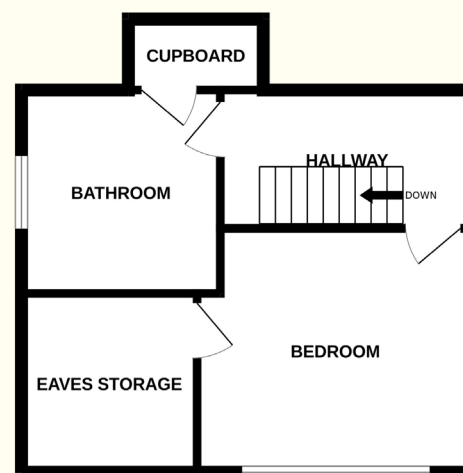
Free Valuation Service

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.

Ground Floor



First Floor



Canters
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 20/03/2025

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Hallway



Living Room



Kitchen



Kitchen



Conservatory



Bedroom

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 20/03/2025

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Dining Room/Bedroom



Bedroom



Bathroom



Rear Garden



Rear Garden



Front Garden

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 20/03/2025

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.