



**FARROW**  
ESTATE AGENTS



7 Patrick Street, Grimsby, DN32 0JZ  
Asking price £119,950



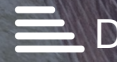
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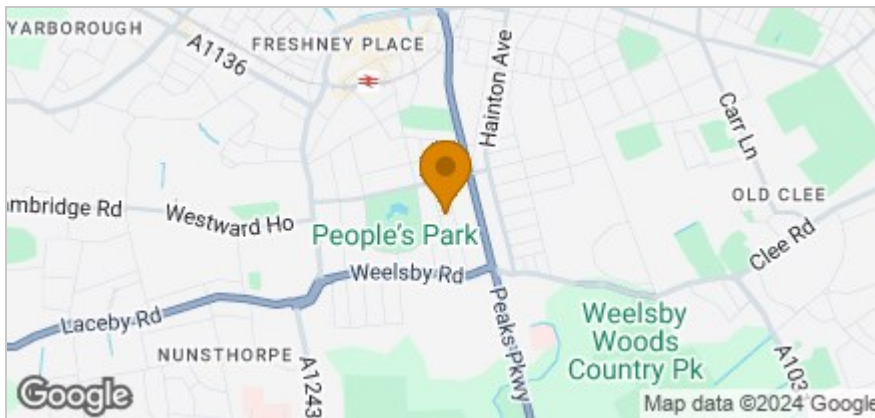


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## Floor Plan



## Area Map



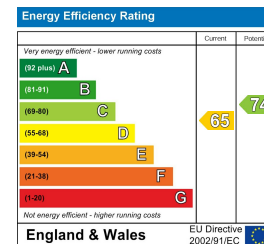
## Accommodation

- Fabulous Investment Opportunity
- Annual Rental Earnings Of Approximately £22,000
- 5 Good Sized Bedrooms
- Existing HMO Licence, Although Currently Expired
- Space For A 2nd Bathroom
- Gas Central Heating
- Currently Fully Tenanted
- Short Walk To Amenities
- Council Tax Band A

## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.