



4 Holyoake Road Grimsby, North East Lincolnshire DN32 8JH

Delightfully presented THREE BEDROOM SEMI DETACHED FAMILY HOME laying just off Carr Lane, close to all local amenities, schools, bus routes and is within easy reach of both Cleethorpes and Grimsby Town Centres. the property benefits from gas central heating and uPVC double glazing with the well plan accommodation comprising of; Entrance hall, two reception rooms, under stairs utility store, well appointed kitchen leading to a conservatory and to the first floor three bedrooms and family bathroom. The property stands with a concrete front garden having block edge trim and provides ample off road parking with the private southerly facing rear garden being mainly laid to lawn with paved patio and timber shed. Viewing is highly recommended.

£150,000

- DELIGHTFULLY PRESENTED SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- OFF ROAD PARKING
- VIEWING RECOMMENDED



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a uPVC glazed door with side light windows into the entrance hallway.

HALLWAY

Welcoming entrance hallway with carpeted flooring and carpeted stairs with open wooden spindle balustrade leading to the first floor. Feature Hexagon light window looking into the dining room. Radiator.



HALLWAY

Additional Photograph



DINING ROOM

11'7" x 9'4" (3.55 x 2.86)

Having a uPVC double glazed bay window to the front aspect, coved ceiling, carpeted flooring and radiator. Feature fireplace with white wooden surround, marble effect hearth and back with inset gas fire. Open to the rear lounge. Radiator.



DINING ROOM

Additional Photograph



LOUNGE

13'1" x 10'2" (4.01 x 3.12)

Open access from the dining with matching feature fireplace, covered ceiling, carpeted flooring and radiator. French doors leading to the rear garden.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



KITCHEN

10'9" x 8'4" (3.29 x 2.56)

The kitchen is well appointed and benefits from a range of wood effect wall and base units with contrasting worksurfaces and tiled splash backs and incorporates a stainless steel sink and drainer, electric oven and hob with extractor hood above, space for dishwasher. Finished with tiled flooring, uPVC double glazed window to the side aspect and patio doors to the conservatory.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



CONSERVATORY

11'5" x 8'4" (3.50 x 2.56)

Having French doors from the kitchen and a further set of French doors leading to the garden. Tiled flooring and radiator fitted.



UTILITY ROOM

Having ample space for appliances useful worksurface, wall mounted boiler and uPVC double glazed window to the side aspect.



FIRST FLOOR

FIRST FLOOR LANDING

Continued open spindle balustrade, carpeted flooring and uPVC double glazed window to the side aspect. Loft access to the ceiling.



LANDING

Additional Photograph



BEDROOM ONE

11'4" x 9'8" (3.46 x 2.95)

The largest of the three bedroom has a built in range of wardrobes with sliding mirrored doors, carpeted flooring, radiator and uPVC double glazed window to the front.



BEDROOM TWO

11'3" x 10'2" (3.43 x 3.12)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator fitted.



BEDROOM THREE

7'8" x 7'1" (2.36 x 2.18)

To the rear of this property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



BATHROOM

5'10" x 5'9" (1.80 x 1.76)

Modern bathroom benefitting from a white three piece suit comprising of; P-Shaped bath with glazed screen and mains fed shower, low flush wc and pedestal hand wash basin. finished with neutral toned stone effect tiled walls, tiled floor and heated rail. uPVC double glazed window to the rear aspect.



OUTSIDE

GARDENS

The front garden has an open driveway with low brick wall to the front boundary and is laid to concrete with decorative brick edging and provides off road parking. The private southerly facing rear garden is mainly laid to lawn with dual aspect patio area, fenced boundaries and timber shed.



GARDEN



GARDEN



COUNCIL TAX BAND

Council Tax Band A

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

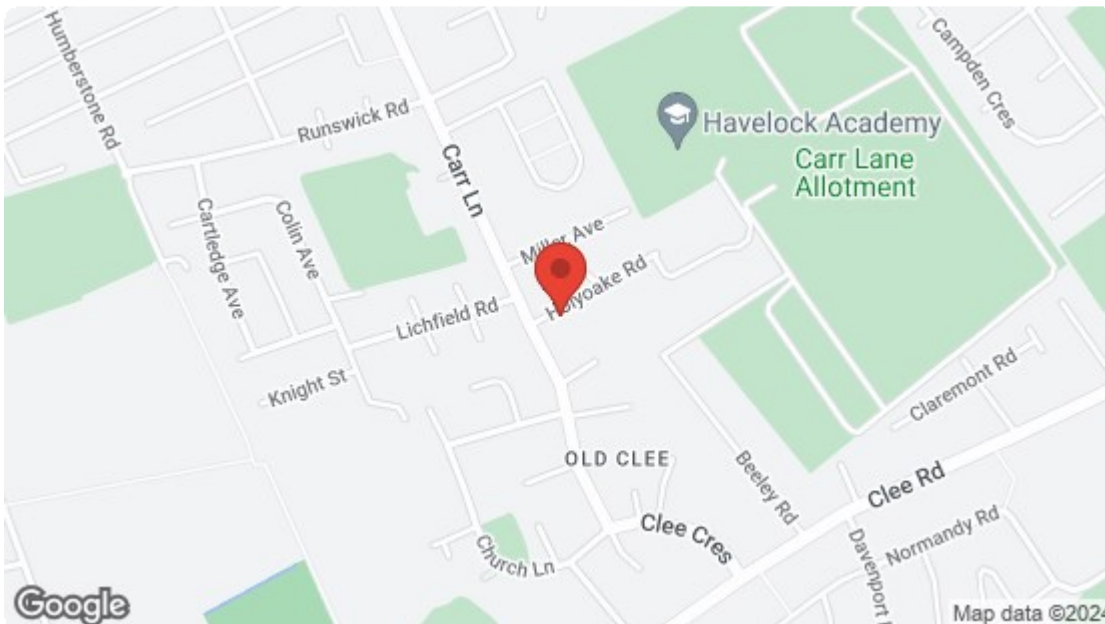
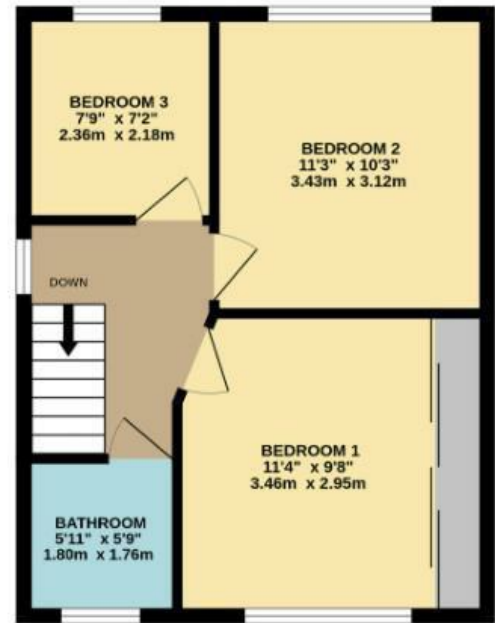
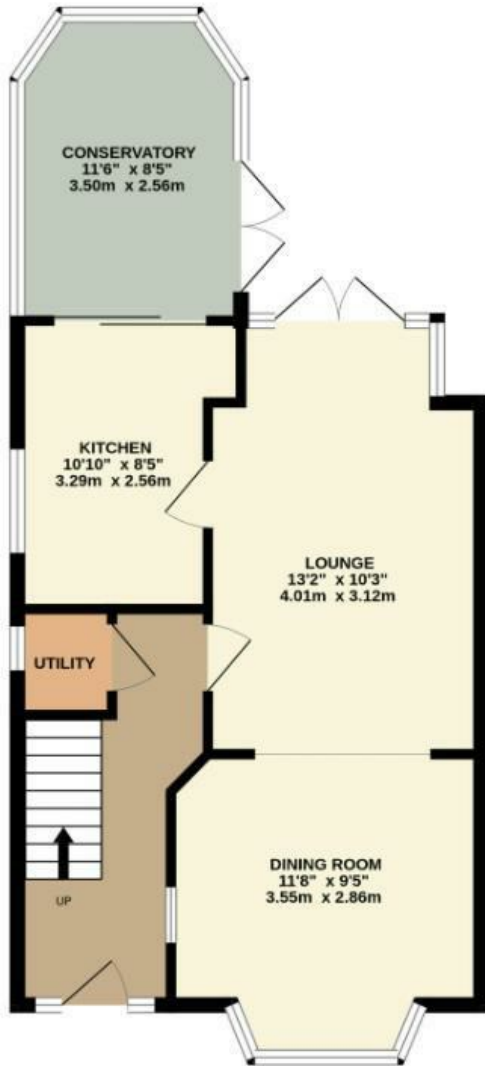
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.