



11 Ravenspurn Way Grimsby, North East Lincolnshire DN31 1XP

Situated close to local amenities and a short commute to the town centre within easy access of the A180 providing links to the Humber Bank and motorway network is this THREE BEDROOM MID LINK HOUSE with GARAGE TO THE REAR. The accommodation offers ; - entrance porch, cloakroom, hall, lounge, dining kitchen, three bedrooms and bathroom. Gardens to the front and rear. Partial gas central heating system and double glazing. Offered with NO FORWARD CHAIN early viewing is recommended. EPC RATING C

£87,000

- MID LINK HOUSE
- THREE BEDROOMS
- GARAGE TO THE REAR
- LOUNGE
- DINING KITCHEN
- CLOAKROOM
- BATHROOM
- DOUBLE GLAZING
- PARTIAL GAS CENTRAL HEATING SYSTEM
- NO FORWARD CHAIN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH

Approached via double glazed entrance door leads into the porch, with additional door leading into the hall.

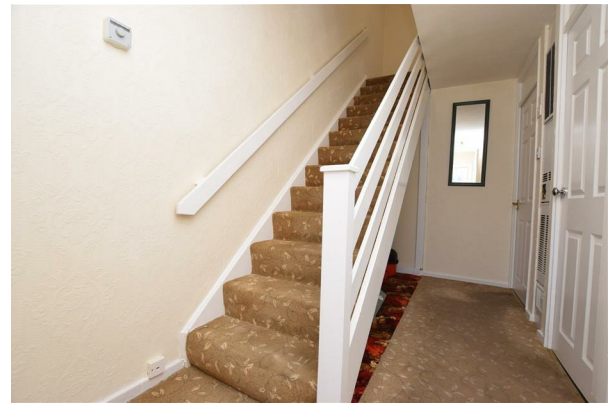
CLOAKROOM

Having a low flush w/c and wash hand basin. Double glazed window to the front.



HALLWAY

Ranch style staircase to the first floor landing. Radiator.



LOUNGE

16'7" x 11'5" (8'6") (5.07m x 3.50m (2.61m))

Double glazed window to the front, two radiators.



DINING KITCHEN

17'5" x 9'7" (8'5") (5.33m x 2.93m (2.59m))

Fitted with a range of wall and base units, stainless steel sink unit with mixer tap. Gas cooker point and plumbing for a washing machine. Double glazed window to the rear. Double glazed sliding patio doors to the rear gives access to the rear garden. Wood effect flooring. Radiator.



DINING KITCHEN

Additional photo



DINING KITCHEN

Additional photo



FIRST FLOOR

LANDING

Built in cupboard. access to the loft space.



BEDROOM 1

13'3" x 10'7" (8'6") (4.06m x 3.23m (2.61m))

Double glazed window to the rear. Wall mounted gas central heating boiler. Radiator.



BEDROOM 2

12'11" x 8'7" (3.96m x 2.62m)

Double glazed window to the front, radiator.



BEDROOM 3

8'10" x 8'7" (2.70m x 2.63m)

Double glazed window to front.



BATHROOM

6'7" x 5'5" (2.02m x 1.67m)

Fitted with a white shell style suite comprising of bath, pedestal wash hand basin and low flush w/c. Double glazed window to the rear.



OUTSIDE



GARDENS

The front garden is open plan in design and lawned with a planted bed. The rear garden has been paved for ease of maintenance with border beds. Boundaries are fenced with rear access gate. Outside tap. Garden store.



GARDENS

Additional photo



GARAGE

A single garage located to the rear with up and over door.



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.

COUNCIL TAX BAND

Council Tax Band A

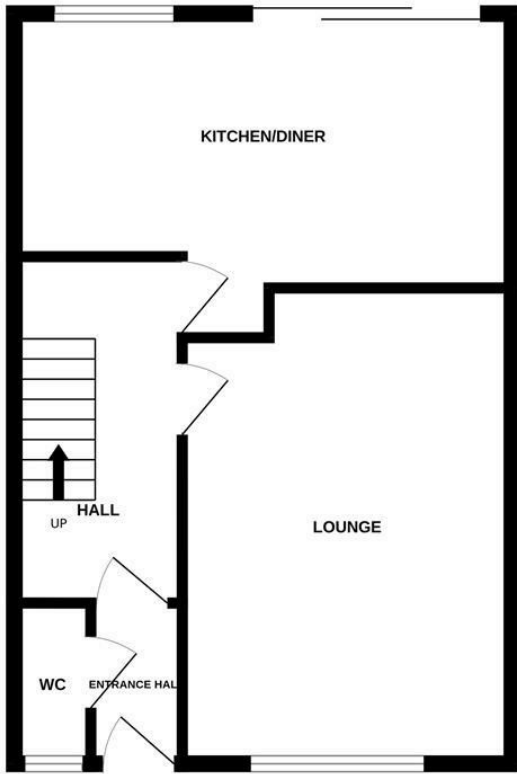
VIEWING ARRANGEMENTS

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

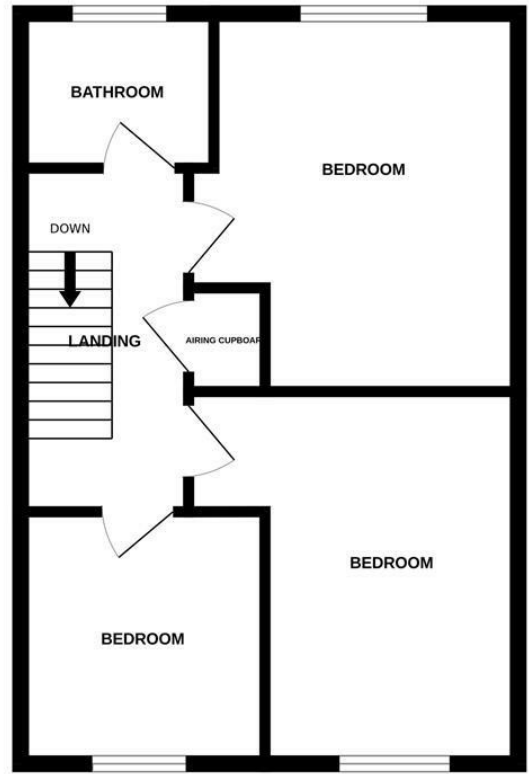
OPENING TIMES

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

GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(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 firms 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.