



## 38 Baytree Avenue Grimsby, North East Lincolnshire DN34 4RE

Charming three-bedroom semi-detached house situated in a quiet cul-de-sac, just off Yarborough Road near Grimsby town centre and all motorway links leading to the Humber Bank. This property boasts modern amenities, including gas central heating and UPVC double glazing. The spacious interior features a reception hall, lounge, dining room, conservatory, and a well-equipped kitchen. Upstairs, three bedrooms and a bathroom provide comfortable living space. The open front garden offers off-road parking on a paved surface, while the private low-maintenance rear garden features a patio and artificial grass. This appealing home is in need of some cosmetic updating and is available with no formal chain, presenting an excellent opportunity for prospective buyers.

**£139,950**

- NO FORWARD CHAIN
- CUL DE SAC LOCATION
- MOTORWAY ACCESS
- THREE BEDROOM SEMI
- LOUNGE
- DINING ROOM
- CONSERVATORY
- BATHROOM
- OFF ROAD PARKING
- REAR GARDEN



## 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

### ENTRANCE

Accessed via a glazed uPVC door into the reception hallway.

### HALLWAY

Having coved ceiling, wood effect laminate flooring, radiator and carpeted stairs leading to the first floor with white open spindle balustrade and handy storage cupboard underneath. Large storage cupboard housing the wall mounted boiler. Could be converted to a downstairs toilet.



### HALLWAY

Additional Photograph



### LOUNGE

13'11" x 11'5" (4.26 x 3.48)

With coved ceiling, carpeted flooring, radiator and uPVC double glazed bay window to the front aspect.



## DINING ROOM

12'10" x 10'4" (3.92 x 3.15)

Another great sized room which leads on to the conservatory and is open to the kitchen. Finished with coved ceiling, wood effect laminate flooring, radiator and double doors to the conservatory.



## KITCHEN

11'5" x 7'1" (3.48 x 2.16)

Benefitting from a range of Beech front wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a ceramic sink, gas hob with electric fan assisted oven beneath and stainless steel chimney style extractor hood above. Integrated fridge freezer and ample space for a automatic washing machine. Having tiled floor, uPVC double glazed window to the side aspect and glazed uPVC door leading to the rear garden.



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



### CONSERVATORY

12'0" x 9'4" (3.66 x 2.86)

Continued laminate floor leading from the dining room with double doors, two radiators and uPVC French doors leading to the garden.



### FIRST FLOOR

#### FIRST FLOOR LANDING

Continued carpeted flooring with white wooden open spindle balustrade, uPVC double glazed window to the side aspect and loft access to the ceiling.



#### BEDROOM ONE

11'8" x 11'3" (3.56 x 3.45)

The largest of the three bedrooms is to the front of the property with a uPVC double glazed window. Finished with carpeted flooring and radiator.



#### BEDROOM TWO

11'7" x 10'6" (3.54 x 3.21)

The second double bedroom has a uPVC double glazed window to the rear, carpeted flooring and radiator fitted.



### BEDROOM THREE

8'3" x 6'4" (2.53 x 1.94)

Having a uPVC double glazed window to the rear, carpeted flooring and radiator.



### BATHROOM

6'3" x 5'7" (1.92 x 1.71)

Benefitting from a white three piece suite which comprises of; Panel bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with tiled walls and floor, heated towel rail and an obscure glazed uPVC window to the front aspect.



### GARDENS

Having an open plan front garden which is paved to provide off road parking. Wooden side access gate which leads on to the side off the property. The rear garden has fenced boundaries with a paved patio and artificial grass for low maintenance and timber shed.



### GARDENS

Additional Photograph



### COUNCIL TAX BAND

Council Tax Band A

### TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. with 900 years remaining. Confirmation / verification has been requested. Please consult us for further details.

### VIEWING ARRANGEMENTS

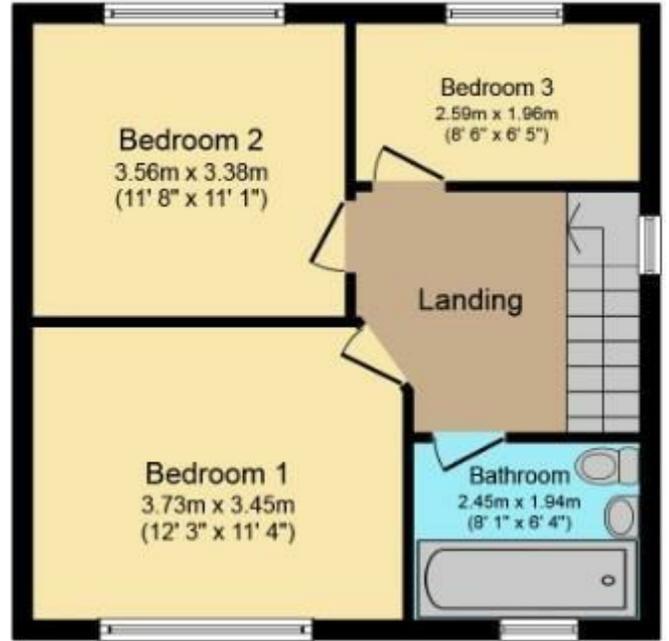
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

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



**Ground Floor**



**First Floor**



| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         | 87        |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D | 57                      |           |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.