



3 Hyde Park Close Grimsby, North East Lincolnshire DN33 3SR

Situated within close proximity of the local hospital, colleges and the town centre is the very well presented SEMI DETACHED HOUSE which is situated in this small cul de sac position. The accommodation includes: Entrance hall, cloaks/wc, good sized lounge, full width fitted dining kitchen, three bedrooms and bathroom/wc to the first floor. Gas central heating system. uPVC double glazed windows. Two allocated parking spaces. Open plan front garden and low maintenance rear garden with dual aspect patio area. Viewing is highly recommended.

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN DINER
- LOUNGE
- CLOAKS/W.C.
- BATHROOM
- GAS CENTRAL HEATING
- uPVC

£145,000



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a composite door into the entrance hallway.

HALLWAY

Having coving to the ceiling, downlights, wood effect laminate flooring, radiator and uPVC double glazed window to the side aspect.



CLOAKS/W.C.

6'5" x 2'9" (1.97 x 0.85)

Benefitting from a white two piece suite comprising of; Low flush wc, vanity hand wash basin. Having a uPVC double glazed window to the front aspect, wood effect laminate flooring, coved ceiling and radiator fitted.



LOUNGE

15'7" x 14'6" (4.75 x 4.43)

The spacious lounge has a uPVC double glazed window to the front aspect, two radiators, wood fire surround with tiled hearth and inset coal effect electric fire. Open plan carpeted stair case with white wooden spindle balustrade.



LOUNGE



LOUNGE



LOUNGE



KITCHEN DINER

14'6" x 8'3" (4.44 x 2.53)

Fitted with a range of modern wall and base units in a Beech finish's with contrasting work surfaces and tiled splashbacks incorporating an electric oven, gas hob with an extractor fan above, stainless steel sink and drainer and ample under counter space for all appliances. Double glazed window plus double glazed french doors to the dining area. Radiator. Useful under stairs storage cupboard.



KITCHEN



KITCHEN



KITCHEN



FIRST FLOOR

FIRST FLOOR LANDING

Having carpeted flooring and white wooden spindle balustrade, uPVC double glazed window to the side aspect. Loft access to the ceiling with pull down ladder, full boarding and light.



LANDING



BEDROOM ONE

13'5" x 8'6" (4.10 x 2.61)

Having a uPVC double glazed window to the front aspect, wood effect laminate floor and radiator fitted.



BEDROOM ONE

BEDROOM TWO

10'10" x 8'6" (3.32 x 2.61)

The second double bedroom is to the rear of the property with a uPVC double glazed window, wood effect laminate flooring and radiator.



BEDROOM THREE

7'5" x 5'10" (2.27 x 1.78)

Having a uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator and airing cupboard.

BATHROOM

6'2" x 5'6" (1.88 x 1.70)

Fitted with a white suite comprising a panelled bath with an electric shower above, a low flush wc and a useful vanity unit including a semi inset sink with cupboards below. Extensive tiling to walls in a blue and white mosaic pattern. Double glazed window. Radiator. Vinyl flooring.



OUTSIDE

GARDENS

The property stand with an open plan front garden which has path way leading to the front and rear of the property and mature planting. Metal shed with parking area.

The rear garden has fenced boundaries and is of low maintenance with dual aspect patios one being decked and the other paved with feature stone areas. Side wooden access gate.



GARDEN



GARDEN



PARKING

Two parking spaces.



COUNCIL TAX BAND

Council Tax Band C

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.

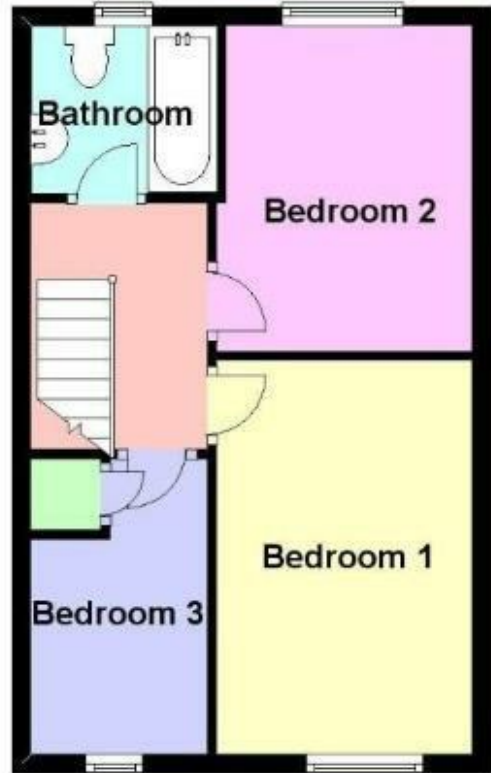
OPENING TIMES

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

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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			
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.