



30 Parklands Avenue Humberston, North East Lincolnshire DN36 4FY

Situated on this modern development directly off the prestigious HUMBERSTON AVENUE is this TWO BEDROOM MID LINK HOUSE. The smartly presented accommodation comprises :- entrance hall, superb living kitchen with French doors opening onto the rear garden ideal for outside entertaining cloakroom, two bedrooms and bathroom. Driveway to the front. Good sized rear garden. Gas central heating system, double glazing and security alarm system. Viewing is highly recommended STRICTLY BY APPOINTMENT ONLY.

£135,000

- INVESTMENT OPPORTUNITY
- MODERN MID LINK HOUSE
- LIVING KITCHEN
- CLOAKROOM
- TWO BEDROOMS
- BATHROOM
- DRIVEWAY FOR ONE VEHICLE
- GOOD SIZED REAR GARDEN
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door into the hall with laminate flooring. Staircase to the first floor.



LIVING KITCHEN

22'0" x 12'2" (6.72 x 3.73)

Open plan kitchen and living room fitted with white gloss units and work surfaces incorporating a breakfast bar. With stainless steel sink/drainer, built-in electric oven, gas hob with extractor over, integrated fridge/freezer and washer/dryer. Unit housing the gas central heating boiler. Double glazed window to front aspect. Understairs storage cupboard. Laminate flooring throughout. Living area with two radiators and French doors to the rear.



LIVING KITCHEN

Additional photo



CLOAKS/W.C.

1.50 x 0.87

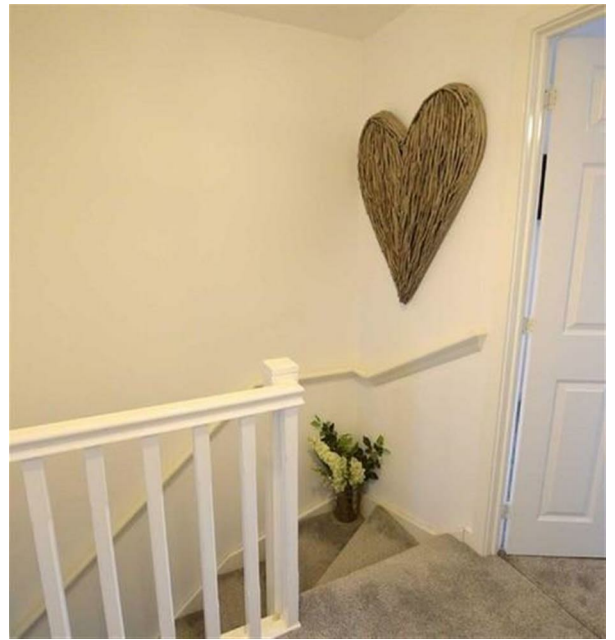
Fitted with a close coupled wc and pedestal hand basin. Radiator, and continued laminate flooring.



FIRST FLOOR

FIRST FLOOR LANDING

With loft access.



BEDROOM 1

12'2" x 7'8" (3.72 x 2.34)

Double glazed window to rear aspect, electric in situ for a wall mounted tv, radiator and carpeted.



BEDROOM 1

Additional photo



BEDROOM 2

3.73 x 2.39

Two double glazed windows to front aspect, fitted cabin bed over stairwell, radiator and laminate flooring.



BATHROOM

5'10" x 5'6" (1.80 x 1.68)

Fitted with a pedestal basin, close coupled wc, and panelled bath with shower over. Heated towel rail. Fully tiled walls and vinyl flooring.



GARDENS

This photograph has been supplied by the seller. The front of the property is open plan and has an allocated parking space for one vehicle. The rear garden is a good size with patio area ideal for outside entertaining with the remainder being lawned. Enclosed by fencing to the boundaries with gated access.



GARDENS

Additional photo provided by the seller



GARDENS

Additional photo provided by the seller



MANAGEMENT CHARGE

There is an annual management charge for the common areas of the development which at present are around £100.00.

COUNCIL TAX BAND

Council Tax Band B

TENURE - FREEHOLD

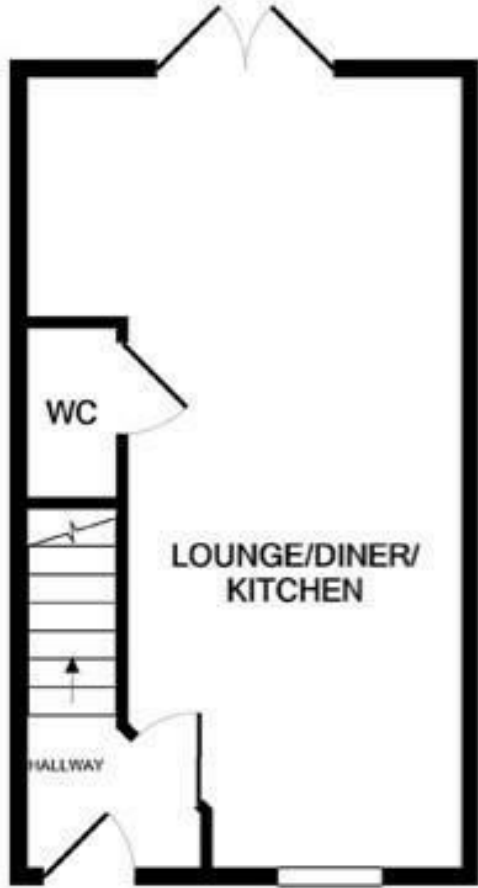
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

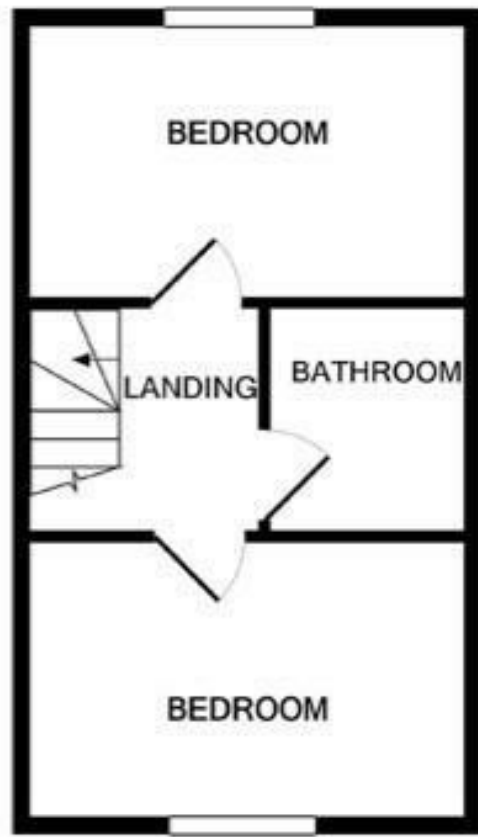
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A		83	
(81-91) B			
(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 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.