



## 16 Huddleston Road Grimsby, North East Lincolnshire DN32 8HG

Situated in this very popular residential location ideal for FIRST TIME BUYERS is this very well presented THREE BEDROOM MID TERRACE HOUSE. The spacious accommodation includes: Entrance hall, lounge which opens into an excellent sized dining room, fitted kitchen, three bedrooms and a shower room/wc. Extensive gas central heating system. Double glazing. Front garden with off road parking plus an enclosed rear garden with decking and covered outside entertaining area.

**£126,950**

- POPULAR LOCATION
- THREE BEDROOM MID TERRACE HOUSE
- LOUNGE & DINING ROOM
- FITTED KITCHEN
- MODERN SHOWER ROOM/WC
- EXTENSIVE GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT GARDEN WITH OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- VERY WELL PRESENTED THOUGHOUT





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

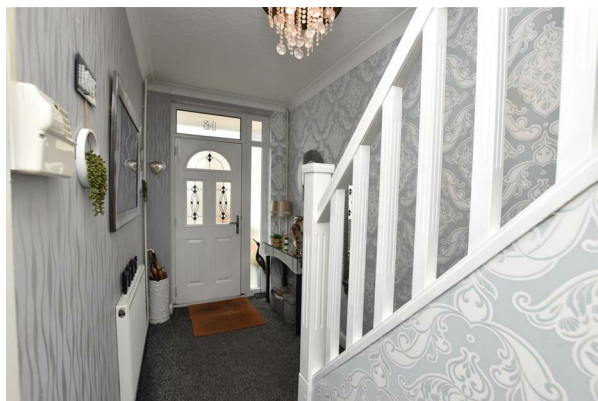
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## GROUND FLOOR

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### ENTRANCE HALL

Approached via a composite entrance door this well decorated hallway has coving to ceiling, radiator and a spelled staircase leading up to the first floor.



### LOUNGE (FRONT)

14'6" x 10'9" (4.42 x 3.29)

This fashionably decorated lounge has a double glazed walk in bay window to the front elevation set within a curved recess, wall light points and radiator. The focal point of this room is the white modern fire surround inset with an electric fire. Open access leads into the:-



### DINING ROOM

12'2" x 16'7" (3.71 x 5.07)

An fabulous full width dining room including coving to ceiling, radiator and a double glazed french door with a side and over lights. Centre light points together with wall light points.



### DINING ROOM



## KITCHEN

14'0" x 7'11" (4.27 x 2.42)

Fitted with a range of modern base and wall cupboards including a built in electric oven, gas hob with an extractor fan above. The contrasting black work surfaces are inset with a black resin sink unit and has space beneath for washing machine, tumble dryers etc. Wall mounted modern gas fired boiler. Tiled flooring. Two double glazed windows plus a double glazed rear door.



## KITCHEN



## FIRST FLOOR

## LANDING



## BEDROOM 1 (FRONT)

12'2" x 9'10" (3.73 x 3)

Double glazed window to the front elevation, radiator and coving to ceiling.





### BEDROOM 2 (REAR)

12'1" x 10'8" (3.7 x 3.26)

Double glazed window and radiator.



### BEDROOM 3 (FRONT)

8'10" x 6'3" (2.7 x 1.91)

Double glazed window. Radiator.



### SHOWER ROOM/WC

6'10" x 6'11" (2.10 x 2.13)

This contemporary styled shower room is fitted with a walk in shower cubicle having a glass fronted screen and door to the front, twin shower heads and waterproof wall boarding plus a low flush wc and a pedestal wash hand basin. The remainder of the walls are tiled in white. Vinyl flooring. Double glazed window.



### OUTSIDE



### THE GARDENS

The property stands in both front and rear gardens, the fore garden is concreted and has parking facilities for one car. The enclosed rear garden is ideal for Alfresco entertaining and includes a grey painted decked area together with an undercover seating area. Garden shed and rear pedestrian access.



### THE GARDENS



### THE GARDENS



### 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 & EPC RATING

Council Tax Band - A

EPC - D

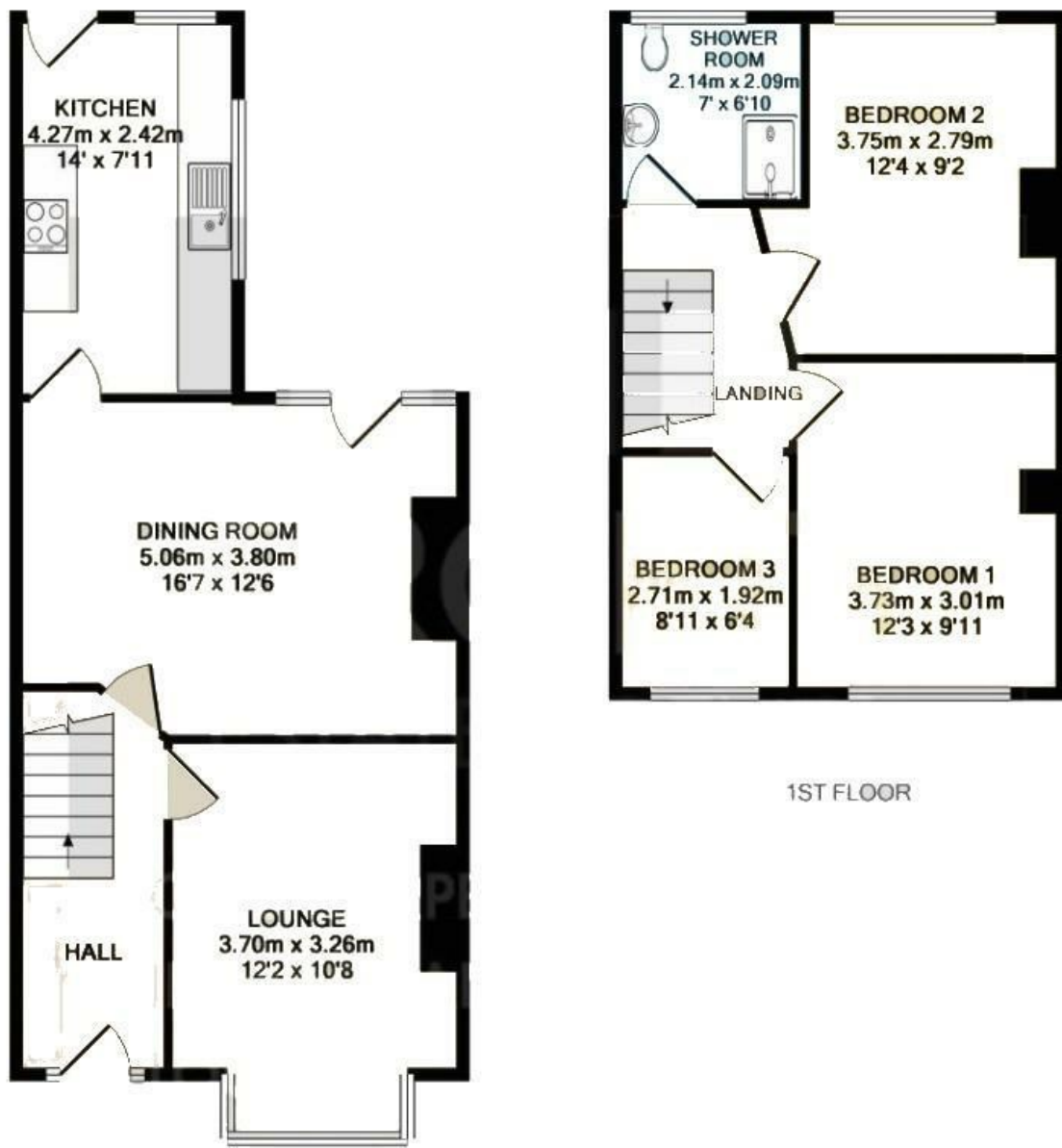
### VIEWING ARRANGEMENTS



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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		63	82
(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 <sub>2</sub> ) Rating			
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 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.