



Baytree House, 53 Park Avenue Grimsby, North East Lincolnshire DN32 0DG

An immaculately presented SEMI DETACHED HOUSE which stands in superb gardens including summerhouse/bar ideal for Alfresco entertaining. The spacious accommodation has been upgraded over recent years but still offers original period features and includes: Impressive entrance hall, two good sized reception rooms, modern fitted kitchen/breakfast room and cloaks/wc to the ground floor. To the first floor there are three/four bedrooms plus an excellent sized family bath/shower room/wc. Gas central heating system. Extensive double glazing. Security alarm. Detached brick garage. Front garden with off road parking plus a large well stocked rear garden including outside seating areas. *** NO FORWARD CHAIN. ***

£279,950

- SUPERB SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKS/WC
- THREE BEDROOMS & NURSERY
- SPACIOUS BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- EXTENSIVE DOUBLE GLAZING
- DETACHED GARAGE & GARDEN ROOM
- LARGE ENCLOSED REAR GARDEN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

FIXTURES AND FITTINGS

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ENTRANCE HALL

This lovely entrance hall is approached via a double glazed entrance door with matching side panels and includes picture rail and radiator with a decorative cover. The original spelled staircase leads up to the first floor which has a useful cupboard beneath. LVT flooring.



LOUNGE (FRONT)

13'8" x 12'0" (4.17 x 3.66)

A superb formal lounge has recently been redecorated with a newly laid carpet and has a double glazed bay window to the front elevation, radiator, fitted picture rail and coving to ceiling. The focal point of this room is the tall mahogany fireplace surround inset with a cast iron fire surround including a Living Flame gas fire.



SITTING/DINING ROOM

11'5" x 16'2" (3.48 x 4.95)

Enjoying views over the superb rear garden this bright and airy multi use reception room has the original single glazed french door and windows together with coving to ceiling and radiator. To enhance this room is the black cast iron wood burner.



SITTING ROOM



KITCHEN/BREAKFAST ROOM

17'10" x 8'5" (5.44 x 2.57)

The kitchen area is fitted with a cream high gloss units incorporating an integrated dishwasher, fridge, freezer and washing machine together with two built in electric ovens, a gas hob with an extractor fan above. The contrasting work surfaces are inset with a stainless steel sink unit. Ample space for breakfast table and chairs. Two double glazed windows and door. Tiled floor throughout.



KITCHEN/BREAKFAST ROOM



CLOAKS/WC

With a suite in white comprising a small wall hand basin and a low flush wc. The Baxi gas fired boiler is concealed withing a tall cupboard. Tiled flooring. Small window to the side elevation.

FIRST FLOOR

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LANDING

Large picture window to the side elevation, picture rail and coving to ceiling.



BEDROOM 1 (REAR)

14'0" x 11'5" (4.27 x 3.48)

Again with views over the lovely rear garden this main bedroom has two banks for floor to ceiling wardrobes either side of the period slate fire surround. Radiator, fitted picture rail and coving to ceiling.



BEDROOM 1



BEDROOM 2

12'0" x 11'5" (3.66 x 3.48)

Double glazed window to the rear elevation with views over the rear garden, fitted picture rail, coving to ceiling and an ornate black cast iron fire surround.



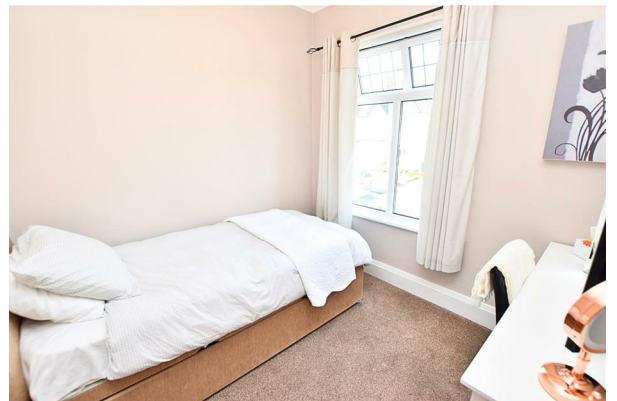
BEDROOM 2



BEDROOM 3 (FRONT)

8'5" x 8'0" (2.57 x 2.44)

Double glazed window and radiator.



BEDROOM 4/NURSERY

7'8" x 4'11" (2.36 x 1.52)

Used by the present owners as an office which has two double glazed windows to the side elevation, laminate flooring and radiator.



BATHROOM/WC

8'5" x 10'7" (2.57 x 3.25)

Formerly the fourth bedroom, this spacious bathroom is fitted with a shower cubicle having a glass door to the front, a free standing bath with claw feet, a vanity unit and a low flush wc. Coving to ceiling. Double glazed window. Radiator. Laminate flooring.



BATHROOM/WC

OUTSIDE



THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a modern wrought iron fence and contains large pebbles which is ideal for off road parking with a concrete driveway leading to the garage at the rear. The stunning rear garden is very well maintained and comprises a large manicured lawn edged well stocked borders of bushes and shrubbery, there is a paved seating area situated close to the property ideally placed to catch the morning sun together with a second area located towards the rear of this garden together with an ornamental pond.

DETACHED BRICK GARAGE

13'3" x 10'0" (4.04 x 3.05)

Up and over door to the front plus a personal door to the side. Light and power.

GARDEN ROOM

18'6" x 9'2" (5.64 x 2.80)

Ideal for outside entertaining and decorated in a Mediterranean style and is fitted with a small bar, two built in seating areas and doors and windows which opens onto the rear garden.



GARDEN ROOM



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 - C

EPC - D

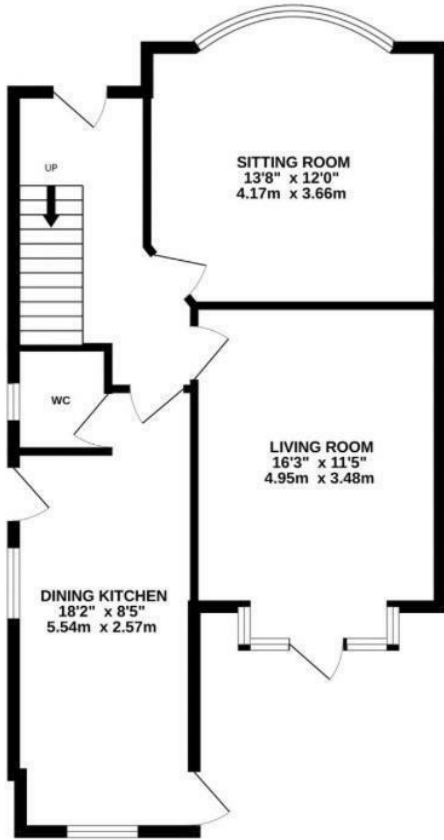
VIEWING ARRANGEMENTS

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

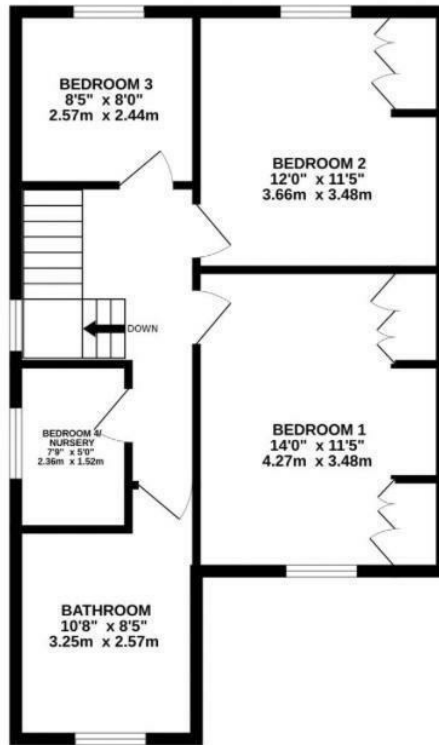
OPENING TIMES

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

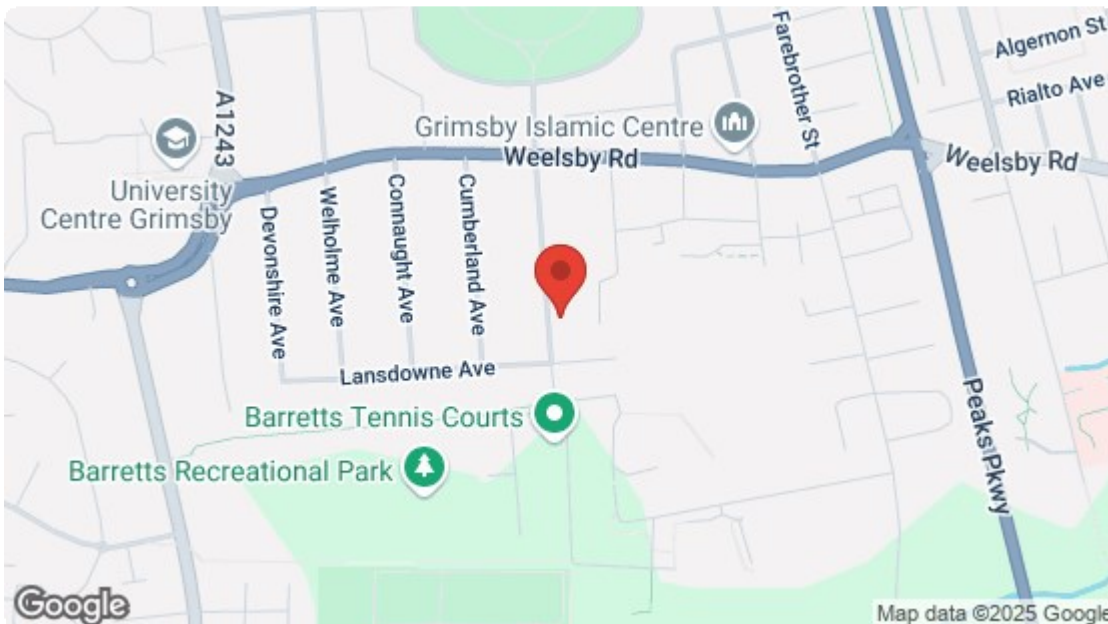
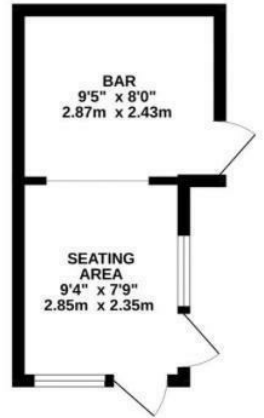
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.5 sq.m.) approx.



BAR
147 sq.ft. (13.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.