



98 Haycroft Street Grimsby, North East Lincolnshire DN31 2HX

**** IDEAL INVESTMENT OPPORTUNITY **** A traditional end of terrace property situated on the corner of Haycroft Street and Lister Street with easy access to Grimsby Town centre and the Humber Bank. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, two reception lounges, kitchen diner, down stairs cloakroom and to the first floor three bedrooms. Enclosed rear garden. Viewing highly recommended offered for sale with **NO FORWARD CHAIN**.

Offers Over £50,000

- **TRADITIONAL END OF TERRACE**
- **TWO RECEPTION ROOMS**
- **THREE BEDROOMS**
- **GROUND FLOOR BATHROOM**
- **GAS CENTRAL HEATING SYSTEM**
- **DOUBLE GLAZING**
- **REAR ENCLOSED GARDEN**
- **NO FORWARD CHAIN**
- **VIEWING RECOMMENDED**



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Accessed via a uPVC door into the hallway which has carpeted flooring.

SITTING ROOM

9'1" x 11'3" (2.77m x 3.43m)

With double glazed window to the front aspect, central heating radiator and carpeted flooring.



LIVING ROOM

11'3" x 12'5" (3.43m x 3.79m)

With double glazed window to rear, central heating radiator. Door to stairs directly off.



KITCHEN

11'1" x 8'0" excluding the understairs recess (3.39m x 2.45 excluding the understairs recess)

With wall & base cupboards, work surfacing, left hand drainer stainless steel sink unit. Wall mounted gas central heating boiler. Central heating radiator. Double glazed window to rear.



REAR LOBBY

With double glazed door giving access to the rear garden. Directly off is the:-

BATHROOM

7'5" x 8'1" (2.28m x 2.47m)

With white panelled bath having shower mixer tap and screen. Pedestal wash basin. Low flush WC. Central heating radiator. Double glazed window to rear



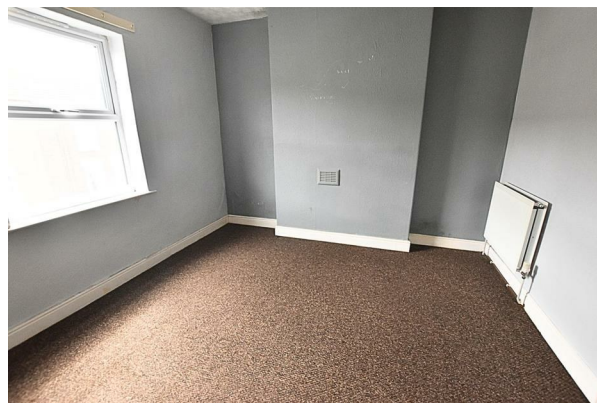
FIRST FLOOR LANDING

Smoke detector, left access. All rooms directly off as follows:-

BEDROOM ONE

12'5" x 11'3" (3.80m x 3.43m)

With double glazed window to front aspect, central heating radiator



BEDROOM TWO

11'2" x 9'5" (3.42m x 2.88m)

With double glazed window to rear, central heating radiator. Built in cupboard



BEDROOM THREE

10'9" x 8'1" (3.30m x 2.47m)

With double glazed window to rear. Central heating radiator



REAR GARDEN

Enclosed and having side gated access.



COUNCIL TAX BAND

Council Tax Band A

EPC - D

TENURE - FREEHOLD

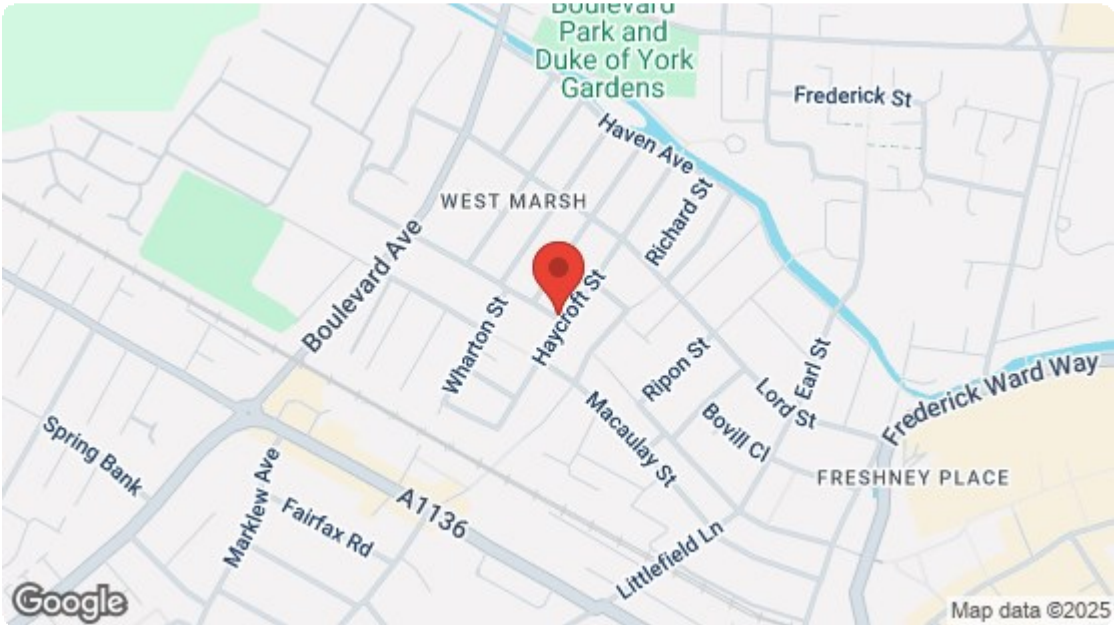
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.