

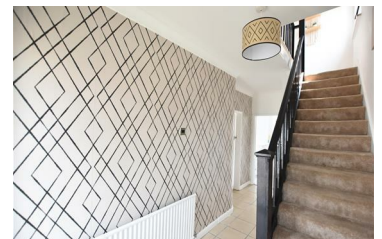


## 2 Holyoake Road Grimsby, DN32 8JH

We are delighted to offer for sale this THREE-BEDROOM SEMI DETACHED FAMILY HOME laying just off Carr Lane, close to all local amenities, schools, bus routes and is within easy reach of both Cleethorpes and Grimsby Town Centres. This property benefits from gas central heating and uPVC double glazing with well plan accommodation comprising of; Entrance Hall, Lounge, Open plan kitchen diner, Cloakroom/ WC ,three bedrooms and family bathroom. The property stands with a concrete front garden having block edge trim with the private southerly facing rear garden being mainly laid to lawn with paved patio and timber shed. Viewing is highly recommended.

**Chain Free £155,000**

- NO FORWARD CHAIN
- SEMI-DETACHED FAMILY HOME
- CLOSE TO THE LOCAL AMENITIES AND SCHOOLS
- ENTRANCE HALL
- LOUNGE
- KITCHEN DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARDEN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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## ENTRANCE

## HALLWAY

Welcoming entrance hallway with tiled flooring and carpeted stairs with open wooden spindle balustrade leading to the first floor. Radiator.



## LOUNGE

13'8" x 11'8" (4.18 x 3.56)

Having a uPVC double glazed bay window to the front aspect, coved ceiling, carpeted flooring and radiator.



## LOUNGE

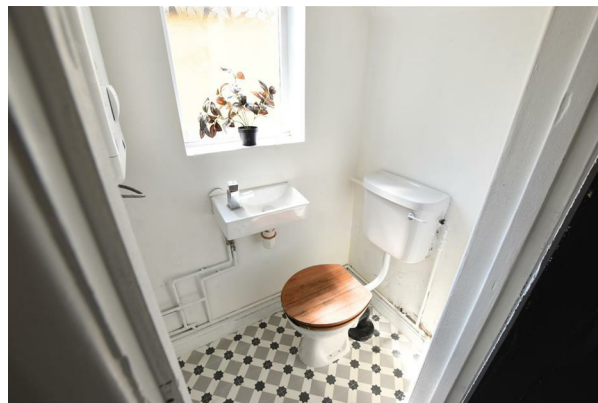




## WC

6'0" x 5'10" (1.83 x 1.78)

Benefiting from a White two piece suite comprising of hand wash basin and low flush WC , vinyl flooring and wall mounted boiler.



## KITCHEN

18'9" x 8'2" (5.72 x 2.51)

The kitchen is well appointed and benefits from a range of wall and base units with contrasting worksurfaces. Stainless steel sink and drainer, gas cooker and hob, washing machine and space for a dishwasher. Finished with Vinyl flooring, uPVC double glazed windows to the rear and side door leading to the garden. open to the dining room.



## KITCHEN



## KITCHEN

### OPEN DINER

12'2" x 10'4" (3.71 x 3.17)

Having uPVC double glazed sliding patio doors, a central heating radiator, and down lights to the ceiling. This room opens up into the kitchen.



## OPEN DINER



## FIRST FLOOR

Continued open balustrade, carpeted flooring and uPVC double glazed window to the side aspect. Loft access to ceiling.

### BEDROOM ONE

11'3" x 9'5" (3.45 x 2.89)

The largest of the three bedroom has a range of built in wardrobes, carpeted flooring, radiator and a uPVC double glazed window to the front of the property.



### BEDROOM ONE



### BEDROOM TWO

11'5" x 9'5" (3.49 x 2.89)

The second bedroom is to the rear of the property with uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



### BEDROOM THREE

7'11" x 7'9" (2.43 x 2.37)

To the rear of the property with uPVC double glazed window, coved ceiling, wooden flooring and radiator.



### BATHROOM

6'0" x 5'10" (1.84 x 1.78)

The Bathroom benefits for a white three piece suite comprising of; panelled bath with chrome mixer tap, electric shower above with stylish shower screen, a pedestal wash hand basin with chrome taps and a WC with flush. Finished with vinyl flooring, down lighting and a radiator.



### OUTSIDE

#### GARDENS

The front garden has a blocked paved with a wall and fenced boundary, there is a wooden gate into the rear garden. The rear garden has fenced walled boundaries and mainly laid to lawn with a raised border of established bushes and shrubs. There is a patio area and a path which leads to the timber shed.



#### GARDENS





## GARDENS



## 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 -  
EPC -

## VIEWING ARRANGEMENTS

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

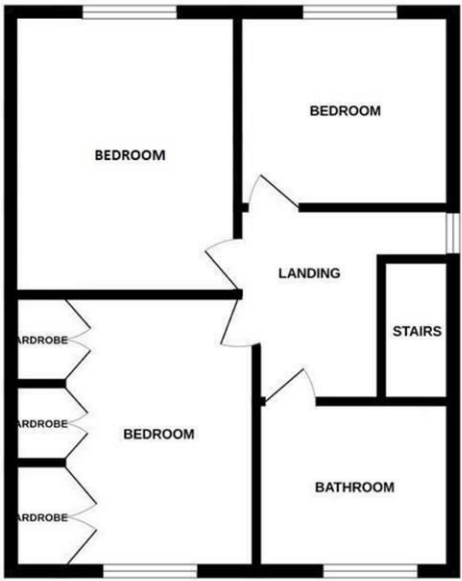
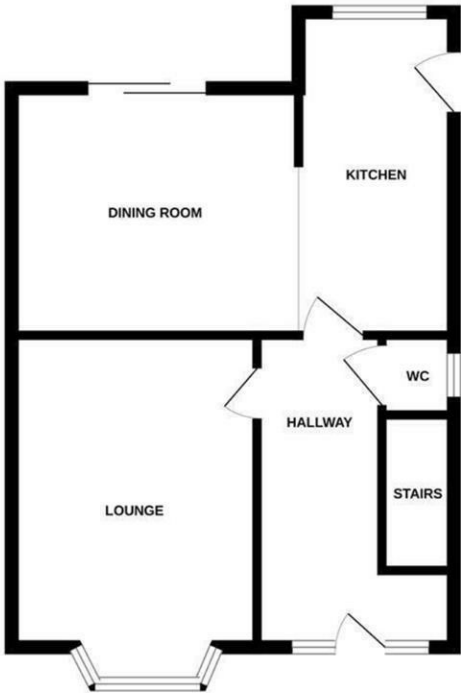
## OPENING TIMES

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

BEDROOM

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
	Current	Potential
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.