



## 6 Danes Close Grimsby, North East Lincolnshire DN32 9AG

A TWO BEDROOM SEMI DETACHED HOUSE which is located on this modern development close to Ladysmith Road. Ideal for first time buyers and has the added benefit of off road parking, with accommodation including: Good sized lounge, fitted kitchen/breakfast room and cloaks/wc to the ground floor plus two double bedrooms and a bathroom/wc to the first floor. Gas central heating system. Double glazing. Open plan front garden and enclosed good sized rear garden with two garden sheds. NO CHAIN.

**£122,500**

- MODERN SEMI DETACHED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- GOOD SIZED LOUNGE
- KITCHEN/BREAKFAST ROOM
- CLOAKS/WC
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND REAR GARDENS WITH OFF ROAD PARKING



## 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.

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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## MAIN ENTRANCE

The property is accessed via a half glazed entrance door which leads into the:-

## LOUNGE (FRONT)

12'7" x 15'11" (3.84 x 4.86)

This good sized lounge has a double glazed window to the front elevation and radiator, the spelled staircase leads up to the first floor.



## KITCHEN/BREAKFAST ROOM

11'11" x 12'7" (3.64 x 3.85)

Fitted with a range of modern base and wall units incorporating an electric oven, gas hob with an extractor fan above. The contrasting mottled work surfaces are inset with a stainless steel sink unit and has space for washing machine. The gas fired boiler is concealed in a matching unit. Laminate flooring. Radiator. Ample space for breakfast table and chairs. Double glazed window and half glazed door which leads out to the rear garden.



## KITCHEN/BREAKFAST ROOM

Additional photo





### **CLOAKS/WC**

Fitted with a low flush wc and a wall mounted small sink. Radiator. Extractor fan.



### **FIRST FLOOR**

#### **LANDING**

The spelled staircase leads up from the ground floor, radiator, double glazed window to the side elevation and access to roof space.



#### **BEDROOM 1 (FRONT)**

12'1" x 12'7" (3.7 x 3.85)

Double glazed window to the front elevation, radiator and useful storage cupboard.



#### **BEDROOM 2 (REAR)**

12'7" x 8'9" (3.84 x 2.69)

Double glazed window. Radiator.



## BATHROOM/WC

5'6" x 9'2" (1.7 x 2.8)

Having a suite in white comprising a panelled bath having a shower and glass screen above, a pedestal wash hand basin and a low flush wc. The walls are partly tiled above the bath area. Extractor fan and radiator.



## OUTSIDE



## THE GARDNES

The property stands in front and rear gardens, the open plan fore garden is stocked with a variety of plants and bushes having an exclusive parking area to the side. The enclosed rear garden is accessed through a wrought iron gate and is larger than average for the development and is mainly lawned inset with mature trees and bushes. Included in the sale is the timber garden shed and the substantial uPVC storage unit.



## GARDEN SHEDS



## 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.

## MANAGEMENT COMPANY

The development has a management company for the upkeep of the play area, cutting of the grass and trees to the common areas, this company is Meadfleet and their last statement for the period from 1/1/25 to 31/7/25 was £96.61

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

**VIEWING ARRANGEMENTS**

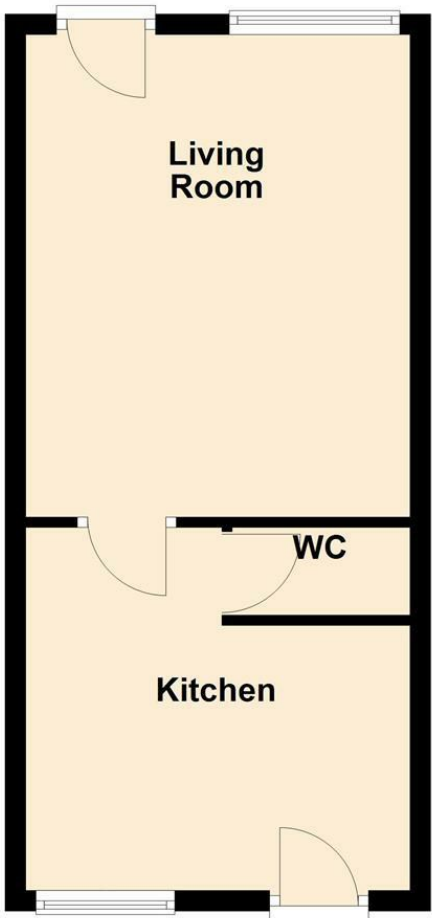
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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

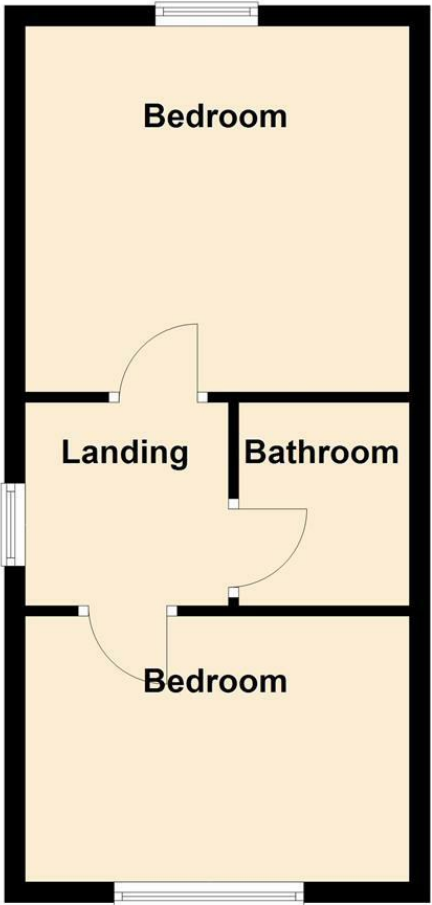
Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 62.2 sq. metres (669.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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.