



22 Helene Grove Grimsby, North East Lincolnshire DN32 8JX

Located within this popular position off Carr Lane is this well presented TWO BEDROOM MID TERRACE HOUSE ideal for first time buyers or investors. The property has undergone a refurbishment project by the current vendors to include: a new roof, new boiler, new kitchen and shower room, along with general decoration and carpets. The accommodation includes: lounge, modern fitted kitchen with integrated appliances and utility cupboard. The first floor is compact but thoughtfully designed to make the most of the space, to include: a good sized master bedroom, a smaller than average single room and a shower room. Gas central heating. UPVC double glazing. Enclosed rear west facing garden. Offered for sale with NO FORWARD CHAIN. VIEWING RECOMMENDED.

Offers Over £80,000

- MID TERRACE HOUSE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- MODERN KITCHEN
- LOUNGE
- TWO BEDROOMS
- SHOWER ROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- WEST FACING REAR GARDEN
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE

Access via a uPVC double glazed door.

LOUNGE

12'7" x 10'9" (3.86m x 3.30m)

The lounge has a uPVC double glazed window to the front aspect, carpeted flooring, radiator, and built in alcove storage cupboards. Featuring an inset electric fire with wood surround. Door leading to the carpeted staircase.



LOUNGE



KITCHEN

10'7" x 9'9" (3.24m x 2.98m)

Recently fitted with a range of modern high gloss light grey base and wall cupboards, incorporating an electric oven, electric hob with a stainless steel extractor fan above with dark contrasting work surfaces and inset black resin sink unit. Finished with water proof wall boarding to the splash back areas. Newly fitted Ideal gas fired boiler is concealed within a matching wall cupboard. Vinyl flooring. Double glazed window and door. Radiator.



KITCHEN



UTILITY AREA

A useful under stairs cupboard including a radiator, plumbing for an automatic washing machine and an extractor fan.

FIRST FLOOR

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FIRST FLOOR LANDING

Continued carpeted flooring from the stairs with loft access to the ceiling.

BEDROOM ONE

12'7" x 10'9" (3.84m x 3.28m)

A good sized bedroom having a double glazed window to the front and radiator.



BEDROOM ONE



BEDROOM TWO

10'1" x 6'10" (widest point) (3.08m x 2.10m (widest point))

Double glazed window to the rear, radiator and built in shelving.



SHOWER ROOM

8'2" x 3'2" (2.49m x 0.98m)

Benefiting from a newly fitted white three piece suite comprising of a walk in shower with a glazed screen, electric shower, aqua-paneled splash backs, a low flush wc and vanity hand wash basin with storage. Finished with wood effect vinyl flooring, extractor fan, radiator and two double glazed windows to the rear.



SHOWER ROOM



OUTSIDE

GARDENS

The property sits with a low maintenance garden to the front with a picket fence and wrought iron access gate. The west facing rear garden is mainly laid to lawn with fenced boundaries, paved and graveled patio area, rear access gate and includes a PVC shed.



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

OPENING TIMES

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

VIEWING ARRANGEMENTS

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(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 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.