

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 4 PATRICK STREET, GRIMSBY

**PURCHASE PRICE £120,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£120,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 4 PATRICK STREET, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this beautifully presented mid terrace property located close to the local amenities and schools in the area. The property is also close to Grimsby Town Centre and all that it has to offer. The property comprises of an entrance hall, a front room, a lovely lounge with a real fire, a fabulous modern fitted kitchen/diner with a WC off. To the first floor there is three double bedrooms and a family bathroom. The property benefits from a well maintained rear garden, a front garden, u.PVC double glazing and gas central heating. This property must be viewed to appreciate all on offer here.

### ENTRANCE HALL

Through a hardwood and glazed door into the hall with laminate to the floor and a light and coving to the ceiling.



### INNER HALL

The inner hall with stairs to the first floor accommodation and there is a door to the lounge.

### LOUNGE

12'3 x 10'7 (3.73m x 3.23m)

The lounge with a u.PVC double glazed window, a wooden fire surround with a tiled back and hearth with a real fire within. There is a picture rail, a light, coving and ceiling rose to the ceiling.



**4 PATRICK STREET, GRIMSBY**

**LOUNGE**



**FRONT ROOM**

11'2 x 9'5 (3.40m x 2.87m)

The front room with a u.PVC double glazed bow window, a light and coving to the ceiling.



## 4 PATRICK STREET, GRIMSBY

### KITCHEN/DINER

29'11 x 10'1 max (9.12m x 3.07m max)

The beautiful kitchen/diner being open plan with the dining area having a u.PVC double glazed window, a central heating radiator, white wall and base units with a contrasting work surface, an under stairs storage cupboard and a light to the ceiling. The kitchen has a range of white wall and base units with contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, a housed microwave oven, a freestanding range cooker with a 5 ring gas hob and electric oven with a black extractor fan above. Plumbing for a washing machine and dishwasher, space for a tumble dryer and fridge/freezer. U.PVC double glazed French doors opening into the garden, a u.PVC double glazed window, laminate to the floor and two lights to the ceiling. This is a great space and is the heart of the home.



### KITCHEN/DINER



## 4 PATRICK STREET, GRIMSBY

### KITCHEN/DINER



### WC

5'1 x 2'10 (1.55m x 0.86m)

With a white WC with an inset sink with a chrome mixer tap, a built in cupboard housing the central heating boiler, part tiled walls, laminate to the floor and a light to the ceiling.

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a built in cupboard, two lights and coving to the ceiling.

### BEDROOM 1

13'10 x 11'3 (4.22m x 3.43m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



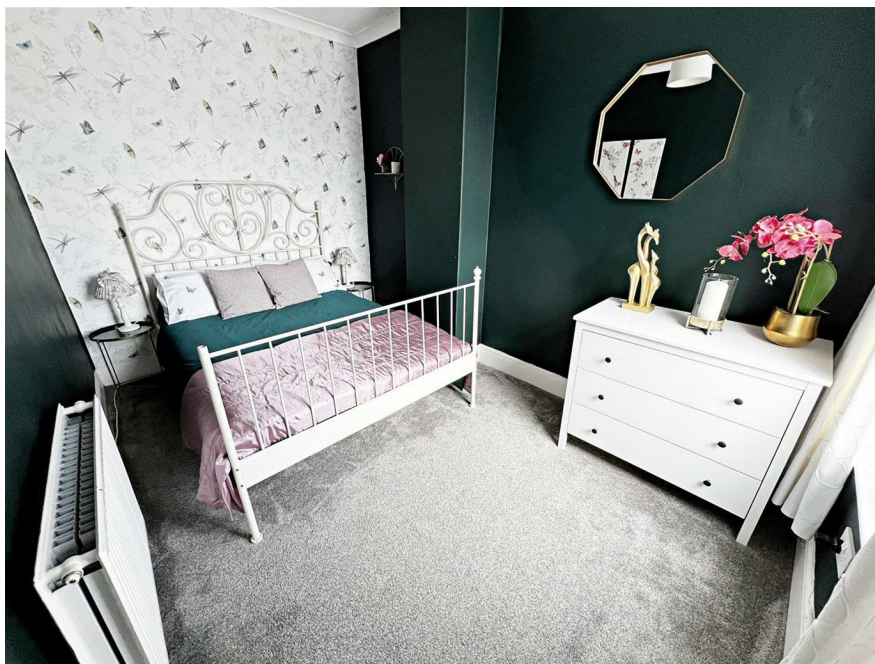
**BEDROOM 1**



**BEDROOM 2**

12'3 x 7'11 (3.73m x 2.41m)

Another double bedroom to the middle of the property with a u.PVC double glazed window, a central heating radiator, a light, coving and loft access to the ceiling.



## 4 PATRICK STREET, GRIMSBY

### **BEDROOM 3**

17'5 x 8'3 (5.31m x 2.51m)

The third double bedroom to the back of the property with two u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



### **BATHROOM**

7'9 x 5'4 (2.36m x 1.63m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap, a sink and WC set in a vanity unit all with chrome fittings. A u.PVC double glazed window, fully tiled walls, laminate to the floor and a light to the ceiling.



## 4 PATRICK STREET, GRIMSBY

### OUTSIDE

The front garden has a walled boundary with a wooden gate and is laid to concrete and block-paving for ease of maintenance.

The rear garden has a fenced boundary and is mainly laid to lawn with borders of established plants, a raised patio area at the bottom of the garden and a pathway to the wooden gate. There is a further paved patio area and a timber shed.

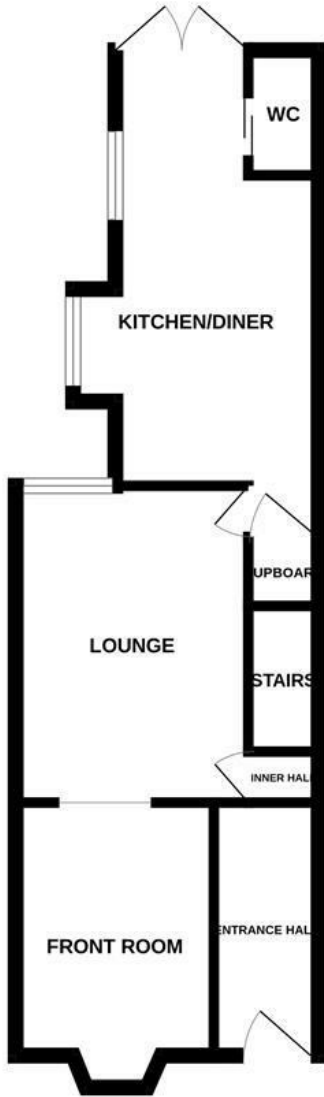


### OUTSIDE

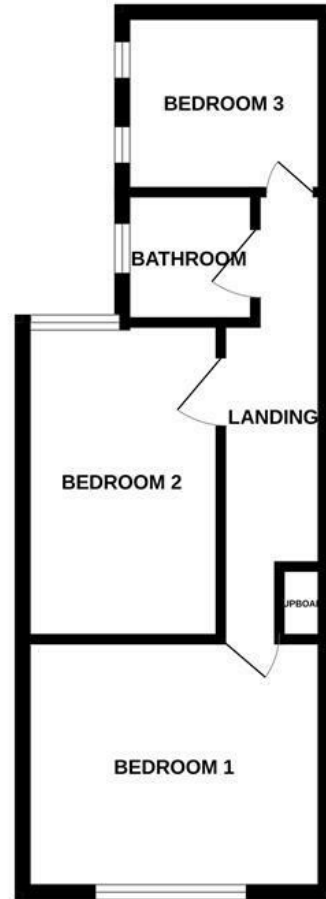




GROUND FLOOR




1ST FLOOR




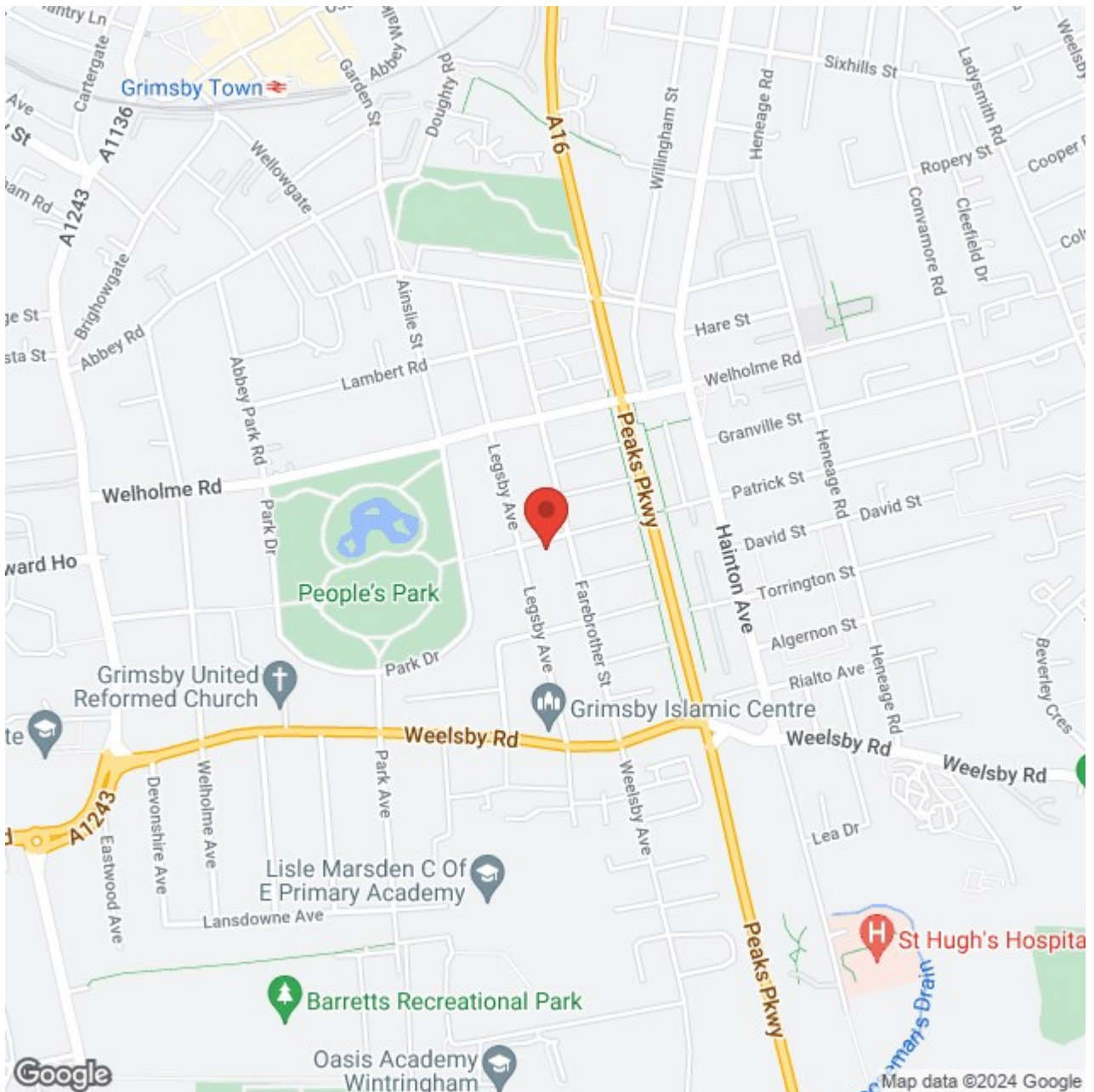
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland