

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

2 HOLYOAKE ROAD, GRIMSBY

PURCHASE PRICE £142,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£142,000

TENURE

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



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Registered in England No. 4782567



2 HOLYOAKE ROAD, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this semi-detached property located JUST OFF CARR LANE and is close to the local amenities, and schools in the area. The property is also a short drive to both Grimsby Town Centre and Cleethorpes Sea Front and all that they have to offer. The accommodation briefly consists of an inviting entrance hall, lounge, sitting room opening into the kitchen, a ground floor WC and to the first floor there are three bedrooms and a modern bathroom. Hardstand for off the street parking at the front with an enclosed rear garden. The property benefits from u.PVC double glazing and gas central heating.

ENTRANCE HALL

Through a u.PVC double glazed front door with side panels, stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, a tiled floor, a light and coving to the ceiling.



LOUNGE

13'9 x 11'9 (4.19m x 3.58m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a central heating radiator, spot lights and coving to the ceiling.



2 HOLYOAKE ROAD, GRIMSBY

DINING ROOM

12'1 x 10'3 (3.68m x 3.12m)

With u.PVC double glazed sliding patio doors, a central heating radiator, and spot lights to the ceiling. This room opens up into the kitchen.



2 HOLYOAKE ROAD, GRIMSBY

KITCHEN

18'1 x 8'2 (5.51m x 2.49m)

The kitchen with a range of white wall and base units with contrasting work surfaces and a stainless steel sink with a chrome mixer tap. A housed extractor fan and there is plumbing for a washing machine. A u.PVC double glazed window and door, part tiled walls, a tiled floor, a light and coving to the ceiling.



KITCHEN



WC

4'8 x 2'11 (1.42m x 0.89m)

With a white WC, and a wall mounted sink with a chrome mixer tap. The central heating boiler, a u.PVC double glazed window, a tiled floor and a light to the ceiling.

2 HOLYOAKE ROAD, GRIMSBY

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, a light and loft access to the ceiling.



BATHROOM

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

The bathroom with a white suite comprising of a panelled bath with a chrome mixer tap and an electric shower above, a pedestal wash hand basin with chrome taps and a WC with a central chrome flush. A u.PVC double glazed window, part tiled walls, a central heating radiator, and vinyl to the floor. There is spot lights and coving to the ceiling.



2 HOLYOAKE ROAD, GRIMSBY

BEDROOM 1

11'4 x 9'7 to wardrobes (3.45m x 2.92m to wardrobes)

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



BEDROOM 2

11'5 x 9'6 (3.48m x 2.90m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a built in wardrobe, and a central heating radiator. There is a light and coving to the ceiling.



2 HOLYOAKE ROAD, GRIMSBY

BEDROOM 3

7'9 x 7'11 (2.36m x 2.41m)

This bedroom is at the back of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



OUTSIDE

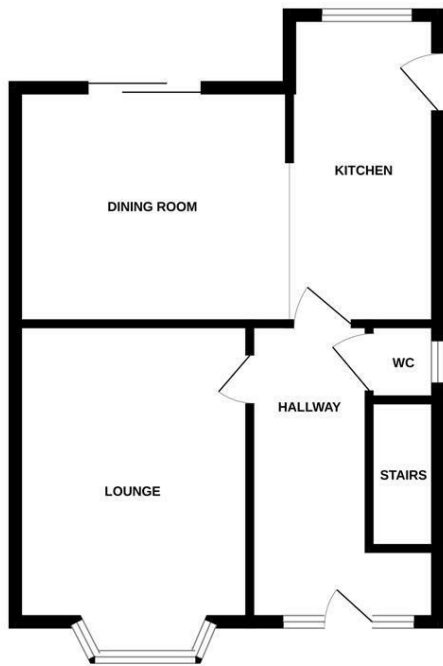
The front garden has a walled and fenced boundary and laid to concrete for parking and there is a wooden gate into the rear garden.

The rear garden has a fenced and walled boundary and is mainly laid to lawn with a raised border of established bushes and shrubs.

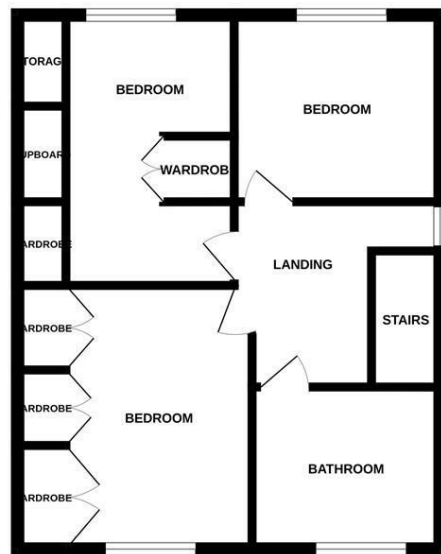
There is a patio area and a path which leads to a timber shed.



GROUND FLOOR




1ST FLOOR




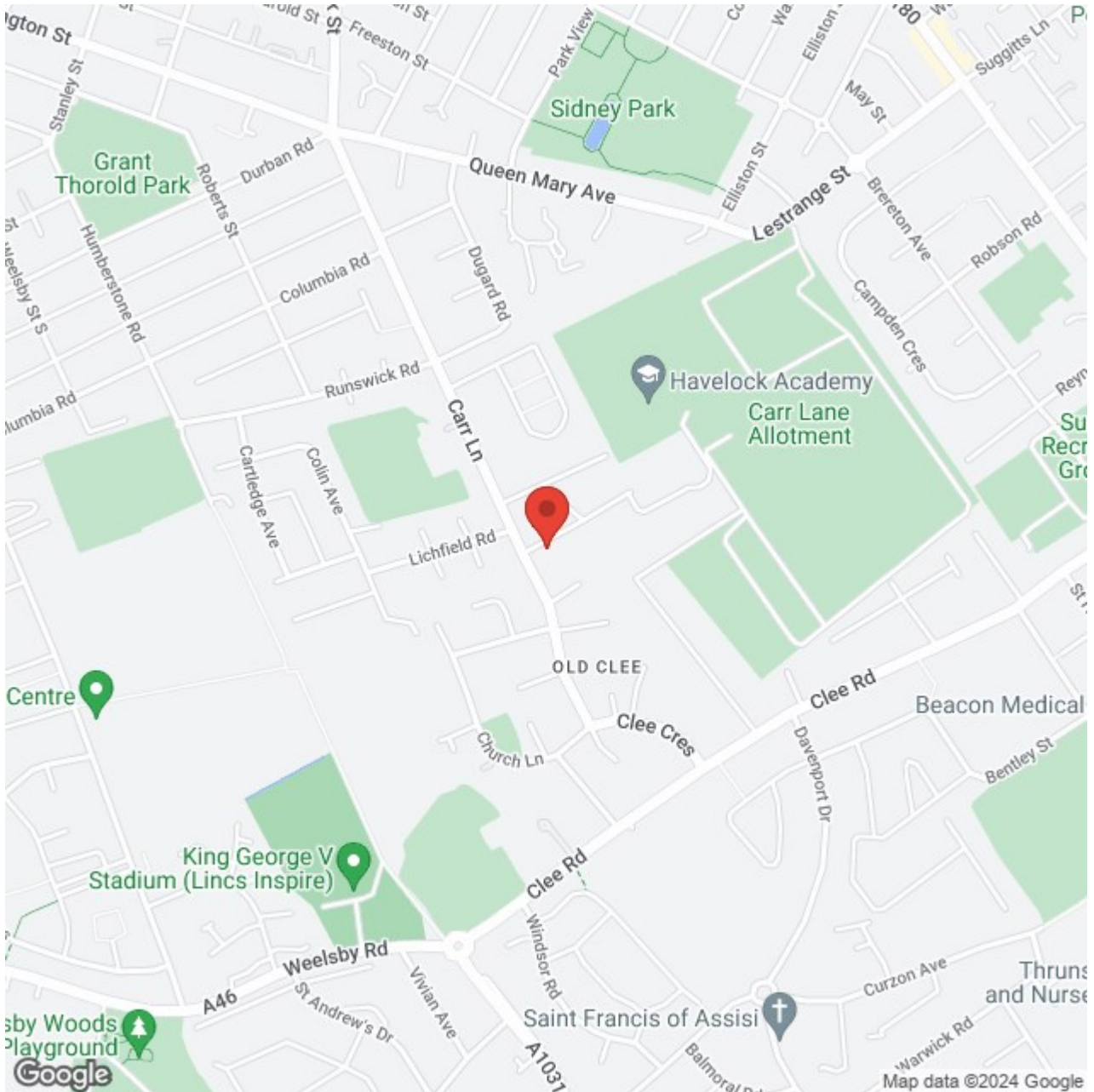
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		75
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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