

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

64 ESKDALE WAY, GRIMSBY

PURCHASE PRICE £89,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£89,950

TENURE

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



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



64 ESKDALE WAY, GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale with no chain this mid terrace property located close to the local amenities and schools in the area. It is on a good bus route and is close to Grimsby Town Centre and has good access to the A180. The property comprises of an entrance hall, a light and airy lounge/diner, and a fitted kitchen. To the first floor there are two double bedrooms, a single bedroom and a bathroom. The property benefits from u.PVC double glazing, gas central heating, low maintenance front and rear gardens.

ENTRANCE HALL

Through a u.PVC double glazed centralised door into the hall with stairs to the first floor accommodation, two central heating radiators and a light to the ceiling



LOUNGE/DINER



64 ESKDALE WAY, GRIMSBY

LOUNGE

14'7 x 11'8 (4.45m x 3.56m)

The lounge is to the front of the property with a u.PVC double glazed window, a cream fire surround with an electric coal effect fire, and a central heating radiator. There is a fan light and coving to the ceiling.



DINER

10'4 x 9'0 (3.15m x 2.74m)

With a u.PVC double glazed door with a side panel, a central heating radiator, a fan light and coving to the ceiling.



64 ESKDALE WAY, GRIMSBY

KITCHEN

10'1 x 8'7 (3.07m x 2.62m)

The kitchen with a range of white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with chrome taps. There is space for a cooker and a fridge/freezer, a storage cupboard with plumbing for a washing machine. A u.PVC double glazed window and door, vinyl to the floor and a light to the ceiling.



KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a built in cupboard, loft access and a light to the ceiling.



BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

The bathroom with a white wall mounted sink with chrome taps, a WC, a separate shower enclosure with a Bristan electric shower. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



64 ESKDALE WAY, GRIMSBY

BEDROOM 1

13'4 x 10'2 (4.06m x 3.10m)

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



BEDROOM 1



64 ESKDALE WAY, GRIMSBY

BEDROOM 2

11'2 x 12'2 (3.40m x 3.71m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator, a wall mounted central heating boiler and there is a light to the ceiling.



BEDROOM 2



BEDROOM 3

10'1 x 7'6 (3.07m x 2.29m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

64 ESKDALE WAY, GRIMSBY

OUTSIDE

The front garden has a fenced boundary with a wooden gate and is laid to concrete with decorative stones.

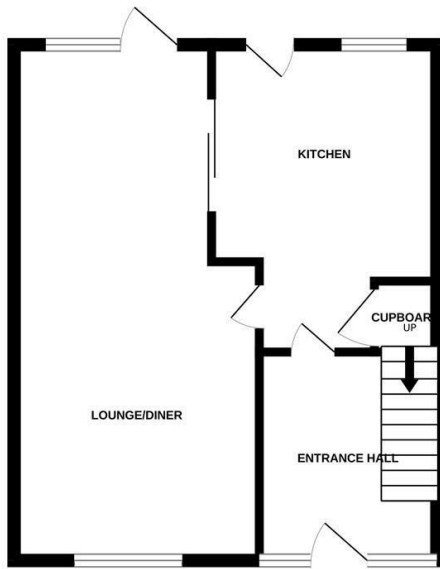
The rear garden has a fenced boundary with a wooden gate and is laid to pavers and decorative stones. There is also a shed/store.



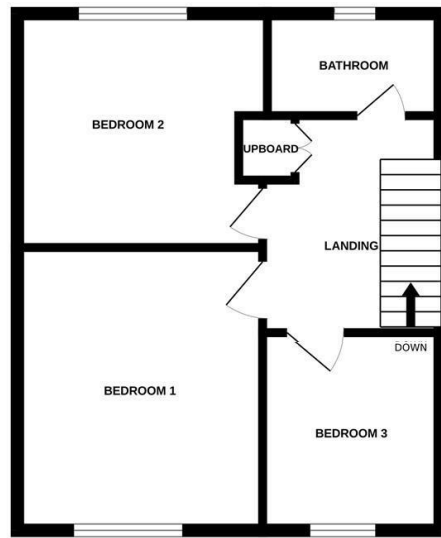
OUTSIDE



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) A		
(81-91) B		84
(69-80) C	70	
(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 (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