

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

PURCHASE PRICE £179,995 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£179,995

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



14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this semi-detached bungalow located in the sought after location of Holton Le Clay. The bungalow is close to the local amenities and is a short drive to both Grimsby and Cleethorpes. The bungalow comprises of an entrance hall, a spacious lounge, a modern fitted kitchen with a utility area, a brand new modern bathroom, and two double bedrooms. The bungalow benefits from u.PVC double glazing, gas central heating, a south facing rear garden, a detached garage and drive. This property must be viewed to appreciate all on offer here.

ENTRANCE HALL

Through a u.PVC double glazed centralised door into the hall where doors to all rooms lead off, a central heating radiator with a fretwork cover, a cupboard housing the consumer unit, and vinyl to the floor. There is loft access, ceiling rose, light and coving to the ceiling.



LOUNGE

15'10 x 11'11 (4.83m x 3.63m)

The lounge is to the back of the property with views over the garden and a u.PVC double glazed window. There is a wooden fire surround with a tiled hearth, a ceiling rose, a light and coving to the ceiling.



LOUNGE



KITCHEN

10'8 x 8'10 (3.25m x 2.69m)

With a range of white wall and base units with contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integral electric oven, a four ring gas hob with a stainless steel extractor fan above. A u.PVC double glazed window, a built in cupboard housing the central heating boiler, a built in shelving unit, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



UTILITY AREA

8'7 x 4'5 (2.62m x 1.35m)

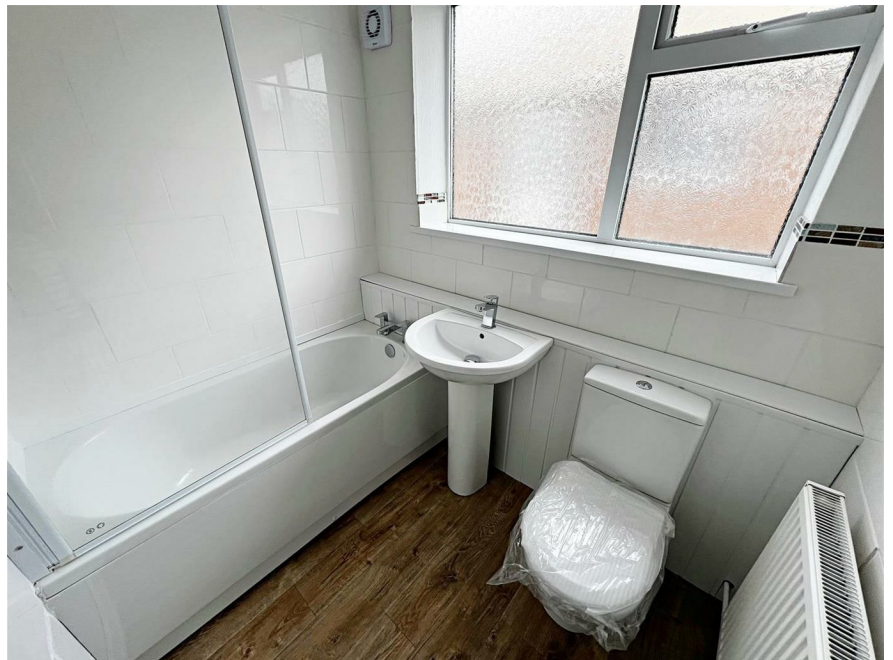
With u.PVC double glazed windows to the side and rear, a u.PVC double glazed door, PVC panelling to the walls, vinyl to the floor and a light to the ceiling. There is plumbing for a washing machine, and space for a fridge and a freezer.



BATHROOM

5'5 x 6'11 (1.65m x 2.11m)

The bathroom with a brand new white suite comprising of a panelled bath with a chrome mixer tap, a Triton electric shower with a chrome rise and a chrome head, a glass shower screen. A pedestal wash hand basin with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed obscure window, fully tiled walls, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



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BEDROOM 1

12'1 to wardrobes x 11'11 (3.68m to wardrobes x 3.63m)

This double bedroom to the front of the property with a u.PVC double glazed window, built in wardrobes with ample space, and a central heating radiator. There is a light, ceiling rose and coving to the ceiling.



BEDROOM 1



14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

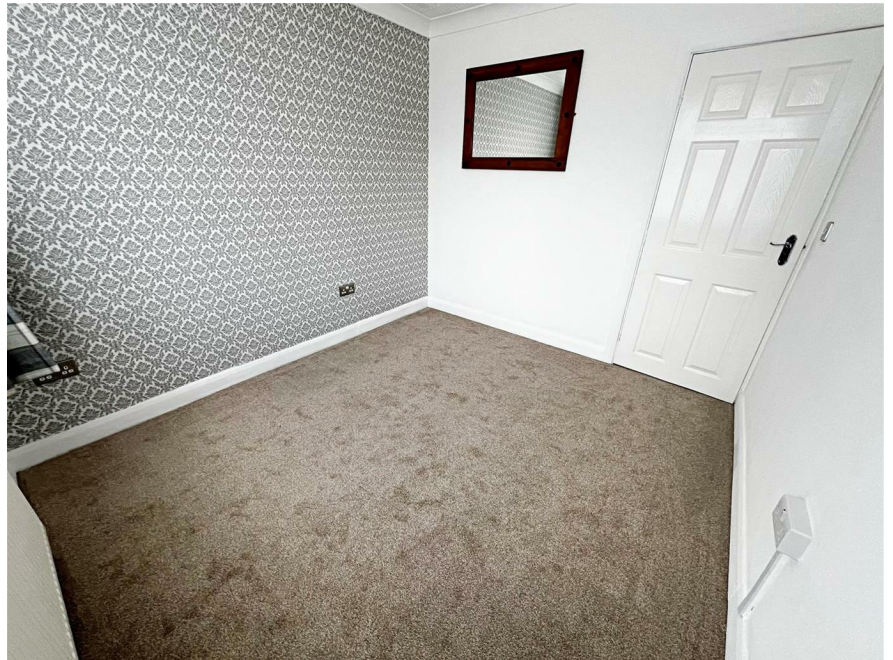
BEDROOM 2

9'10 x 8'11 (3.00m x 2.72m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, there is a light, ceiling rose and coving to the ceiling.



BEDROOM 2



GARAGE

The detached brick garage with wooden double doors and there is light and power within.

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OUTSIDE

The front garden has a walled and fenced boundary and is mainly laid to lawn with boarder of established plants. There is concrete drive leading through some double wooden gates to the garage and rear garden.

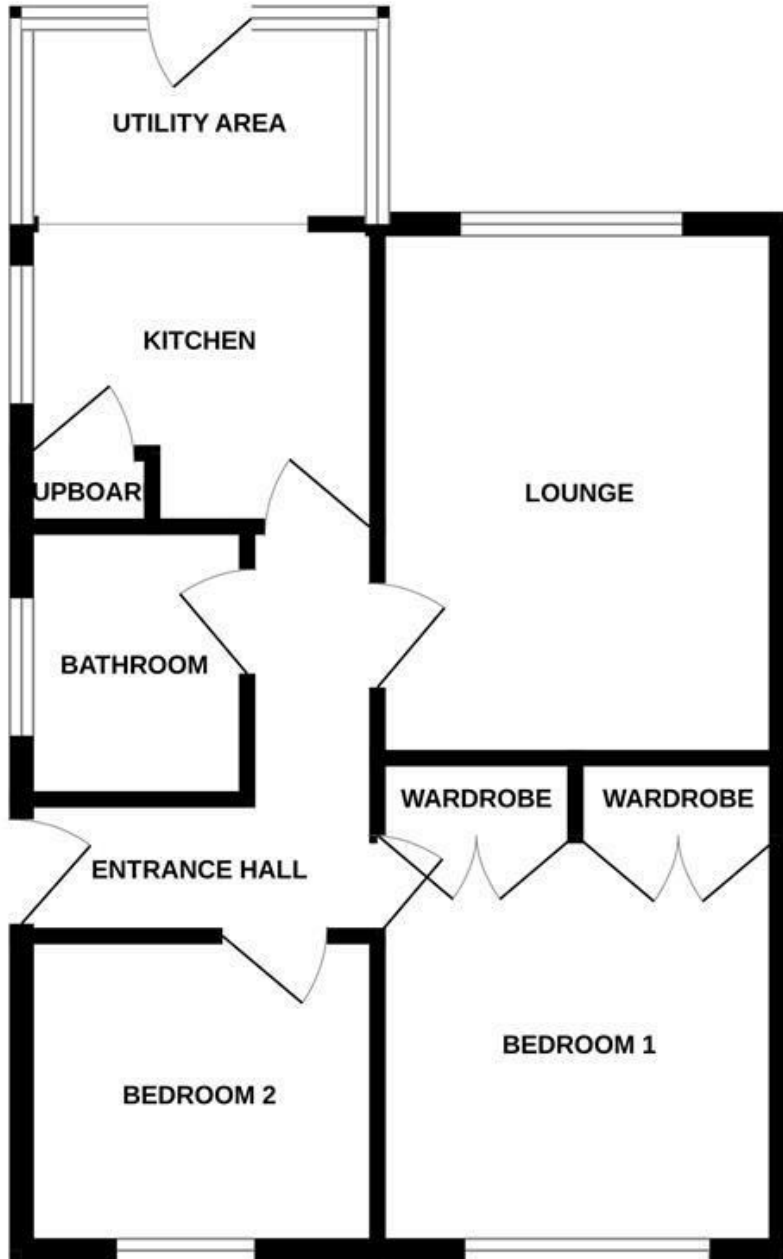
The south facing rear garden with a fenced boundary and again is mainly laid to lawn with a patio area.



OUTSIDE




GROUND 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		
(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:-

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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