

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE 7 WEELSBY ROAD, GRIMSBY

**PURCHASE PRICE £305,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£305,000

#### TENURE

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



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 7 WEELSBY ROAD, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this beautifully presented semi-detached house on Weelsby Road. The property is within walking distance of the Grimsby Institute and close to the Diane Princess of Wales Hospital and Grimsby Town Centre. The property comprises of an entrance hall, a dining room to the front of the property, a lounge, a living/dining room opening into the fitted kitchen, a utility room and a WC. To the first floor there are three double bedrooms, a single bedroom and a family bathroom. The property benefits from double glazing, gas central heating, solar panels, a detached garage, ample off road parking and well maintained front and rear gardens. Viewing is essential to appreciate all on offer here.

### ENTRANCE HALL

Through the front door into the hall with stairs to the first floor accommodation, window to the side, a built in cupboard housing the meters and an under stairs cupboard. There is a central heating radiator, two lights and coving to the ceiling.



### DINING ROOM

15'3 x 11'9 (4.65m x 3.58m)

The dining room is to the front of the property with a double glazed wooden walk-in bay window, a wooden fire surround with a tiled back and hearth and an open fire. There are two central heating radiators, laminate to the floor, two lights and coving to the ceiling.



## 7 WEELSBY ROAD, GRIMSBY

### LOUNGE

17'5 into bay x 12'10 (5.31m into bay x 3.91m)

With a double glazed, original wooden framed walk-in bay window, built in cupboard and shelves either side of the chimney breast, a cream fire surround with a tiled back and hearth and an inset multi-fuel burner. There is a light and coving to the ceiling.



### LOUNGE



## 7 WEELSBY ROAD, GRIMSBY

### LIVING/DINING ROOM

23'2 x 11'6 decreasing to 9'10 (7.06m x 3.51m decreasing to 3.00m)

The living/dining room with u.PVC double glazed bi-fold doors into the garden, a beautiful floor to ceiling picture window allowing light to flood in and a window to the side. There are two central heating radiators, solid oak flooring and spot lights to the ceiling. This is a beautiful room and opens up into the kitchen.



7 WEELSBY ROAD, GRIMSBY

LIVING/DINING ROOM



**LIVING/DINING ROOM**



**KITCHEN**

10'5 x 10'9 (3.18m x 3.28m)

The kitchen with a range of black gloss wall and base unit, contrasting work surfaces and up stands and a black sink unit with a chrome mixer tap. A range gas cooker with a black extractor fan over, an integrated fridge and dish washer. A u.PVC double glazed window and door, a tiled floor and spot lights to the ceiling.



**KITCHEN**



**UTILITY ROOM**

8'9 x 8'4 (2.67m x 2.54m)

With black gloss base units and contrasting work surface over, a stainless steel sink unit with a chrome mixer tap. The wall mounted central heating boiler, plumbing for a washing machine, space for a tumble dryer, a built in cupboard, a double glazed wooden window, a tiled floor and spot lights to the ceiling.

**WC**

4'6 x 2'7 (1.37m x 0.79m)

A cabinetised WC, a wall mounted sink with a chrome mixer tap. There is a wooden single glazed window, a tiled floor and a spot light to the ceiling.

**LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is lights and coving to the ceiling and loft access with drop down ladders.



## 7 WEELSBY ROAD, GRIMSBY

### **BEDROOM 1**

12'10 x 15'6 (3.91m x 4.72m)

This spacious double bedroom with a u.PVC double glazed window, a central heating radiator, a cast iron fire place with a tiled back and hearth and a light to the ceiling.



### **BEDROOM 1**





## 7 WEELSBY ROAD, GRIMSBY

### **BEDROOM 2**

15'9 into bay x 10'9 (4.80m into bay x 3.28m)  
Another double bedroom with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**

12'8 x 11'7 (3.86m x 3.53m)  
The third double bedroom with a double glazed wooden window, a built in wardrobe, a central heating radiator, laminate to the floor and a light to the ceiling.



## 7 WEELSBY ROAD, GRIMSBY

### **BEDROOM 4**

5'9 x 9'5 (1.75m x 2.87m)

A single bedroom with a double glazed wooden window to the front, a central heating radiator, solid oak flooring and a light to the ceiling.



### **BATHROOM**

7'6 x 7'2 (2.29m x 2.18m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and an Aqualisa plumbed shower over and a glass shower screen. A pedestal wash hand basin with chrome taps and a WC. A u.PVC double glazed window, a built in airing cupboard, part tiled walls, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



### **GARAGE**

The detached brick garage with an up and over door, a wooden door to the side and two u.PVC double glazed windows to the side and there is light and power within.

## 7 WEELSBY ROAD, GRIMSBY

### OUTSIDE

The front garden has a walled, fenced and hedged boundary with wooden gates and is mainly laid to lawn with established borders. There is a block-paved drive which leads to the garage and provides ample off road parking.

The large rear garden has a fenced boundary and from the back door you go down some steps to small patio area. The garden is mainly laid to lawn with established borders. There are steps up to a raised seating area at the bottom of the garden. There is a timber shed, green house and power points.



### OUTSIDE



7 WEELSBY ROAD, GRIMSBY

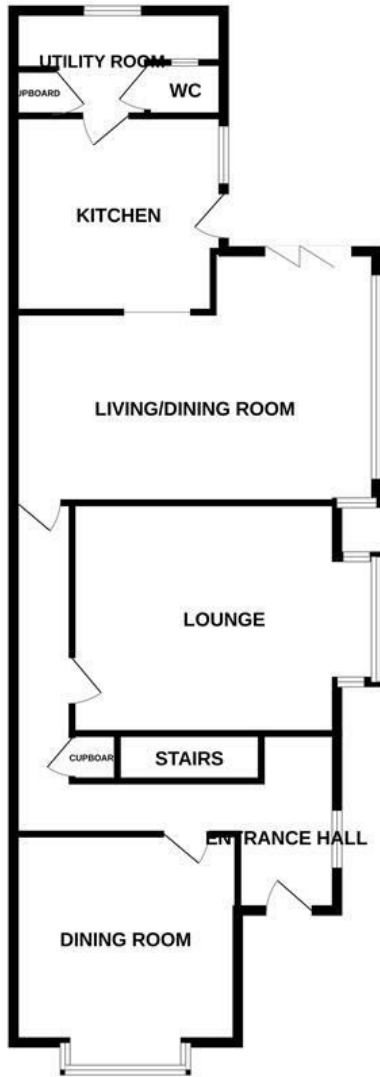
OUTSIDE



OUTSIDE



GROUND FLOOR




1ST FLOOR




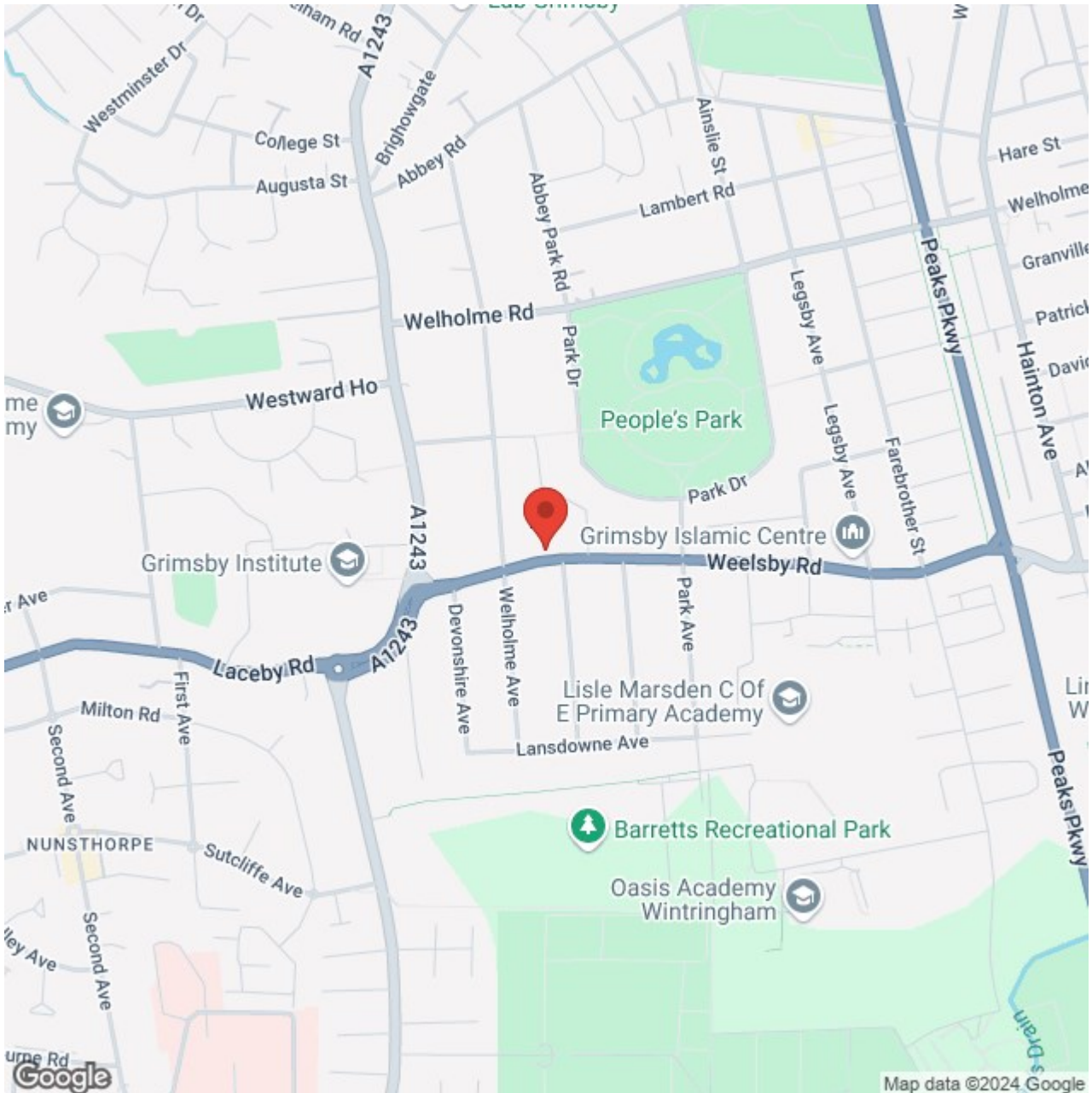
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

## 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>79</b>
	<b>57</b>	
<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.

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