

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 19 HELVELLYN WAY, GRIMSBY



Bettles Miles & Holland would like to offer this modern four year old three bedroom mid terrace property situated in this popular location of Scartho. The property offers a spacious and contemporary layout. Ideal for families or professionals. Key features include a bright open plan living space, modern kitchen, two allocated parking spaces to the front of the property. Perfectly positioned for local amenities and transport links, offering both comfort and convenience.



PURCHASE PRICE £185,000 FREEHOLD

LOUNGE

16'1" x 12'7" (4.92 x 3.84)

Entering through the front door straight into the good sized lounge with u.PVC double glazed window to the front elevation, central heating radiator, access panel for the alarm and central light fitting. The room is decorated in neutral tones with a light carpet and stairs to your right and through a wooden cottage style door to the kitchen.



BEDROOM ONE

12'1" x 16'7" (3.70 x 5.08)

This is a great proportioned principle bedroom, with a u.PVC double glazed window to the front elevation, central heating radiator, central light fitting, large cupboard over the bulkhead of the stairs and cottage style doors.

KITCHEN/DINER

11'10" x 11'6" (3.63 x 3.51)

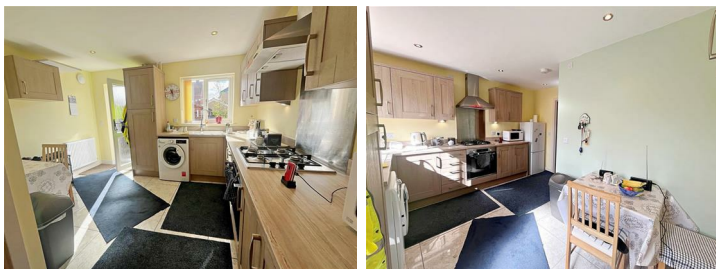
This modern fitted Ash effect kitchen has a good range of units and comes with a fitted gas hob and electric oven with stainless steel splash back and extractor above. There is a white sink with stainless steel mixer tap overlooking the garden through a double glazed u.PVC window, a large larder style unit housing the central heating boiler and there is space for a dining table. There are white marble effect tiles to the floor for ease of cleaning, a door to the down stairs WC and a double glazed u.PVC door leading through to the back garden, recessed lights to the ceiling



BEDROOM TWO

11'2" x 9'10" (3.42 x 3.01)

This double bedroom is situated to the rear of the property, it is light and airy with a central light fitting, a u.PVC double glazed window to the rear elevation and a central heating radiator and a cottage style door.



CLOAKROOM

6'1" x 3'3" (1.86 x 1)

With the same flooring flowing through from the kitchen this space will be a quick clean, with a push button W/C, a pedestal wash hand basin and a radiator. Also located in this room is the consumer unit for the electrics.

LANDING

Stairs to the ground floor a good size landing with a large storage cupboard with light, loft access and all doors leading off to bedrooms and bathroom.



19 HELVELLYN WAY, GRIMSBY

BEDROOM THREE

8'10" x 6'3" (2.70 x 1.91)

This light bedroom will comfortably hold a single bed with the necessary furnishings, with a u.PVC double glazed window to the rear elevation, a central heating radiator and cottage style door.



BATHROOM

6'6" x 6'11" (2 x 2.13)

The bathroom comprises of a white suite of a panelled bath with shower over, glass screen with part tiling walls, a wash hand basin with storage cupboard under and a push button W/C. There is a recessed light to the ceiling, a heated chrome towel rail and a cottage style door.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, buildings, rooms and any other items are approximate and are not intended to be used for any purpose of a legal nature. The plan is for illustrative purposes only and should be used as such for any purpose. The service, systems and appliances shown here are not tested and no guarantee as to their operation or efficiency can be given.
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GARDEN

This neat and tidy space is the epitome of ease of maintenance, with a lovely patio from the back door to the artificial grass. There is a good size shed with light and power, then to the side of the shed wooden stepping stones with a tree and planting area to the side.

VIEWING

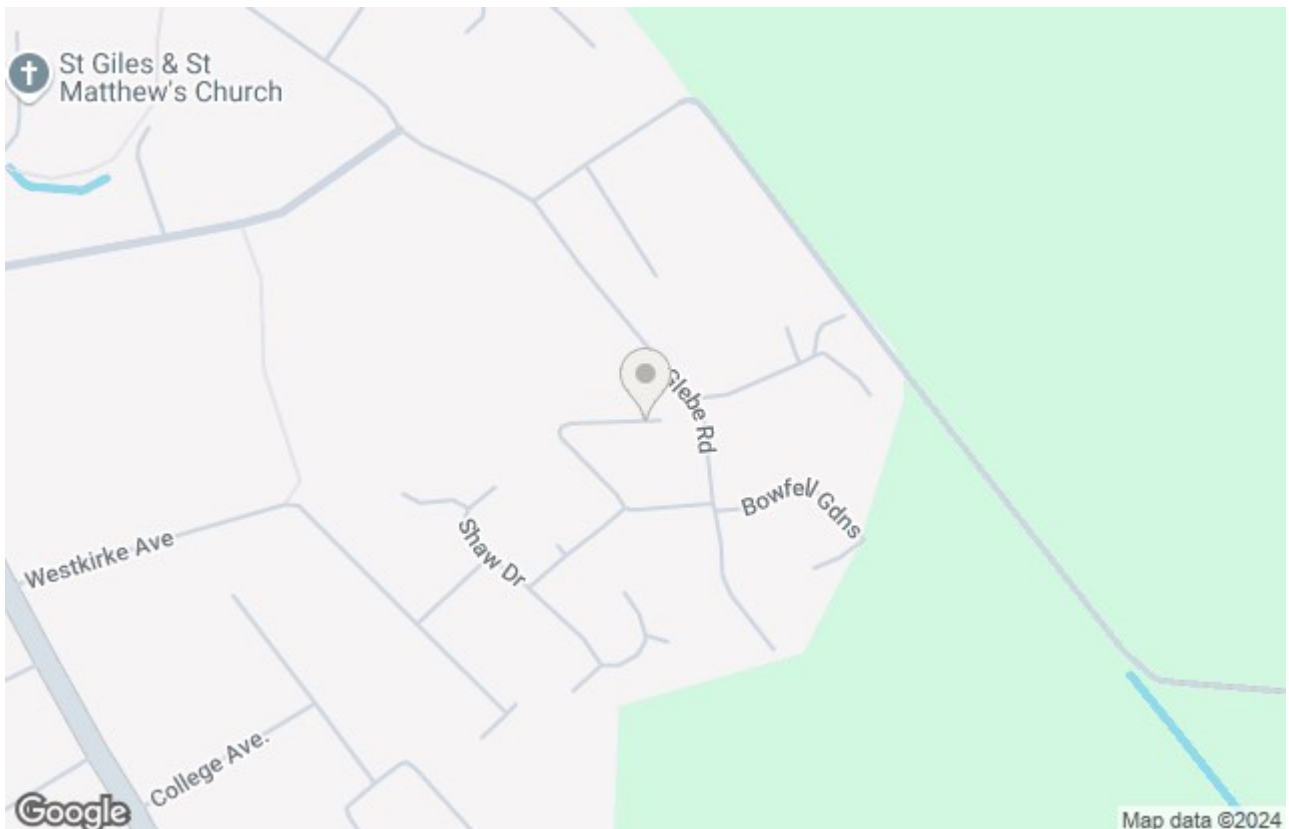
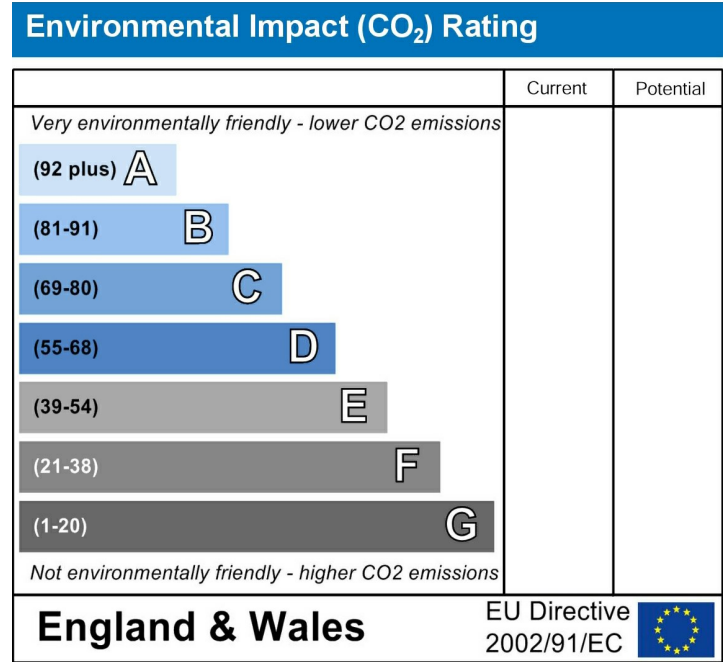
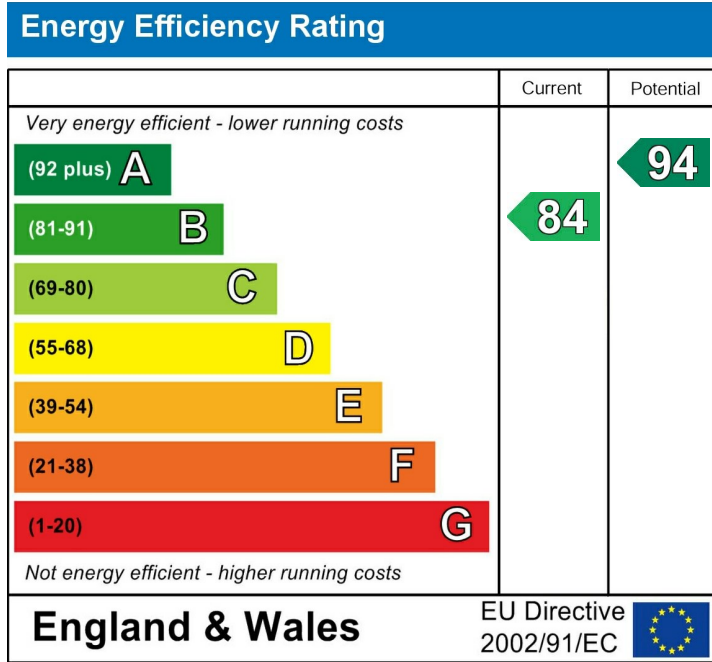
By appointment with this office

COUNCIL TAX BAND

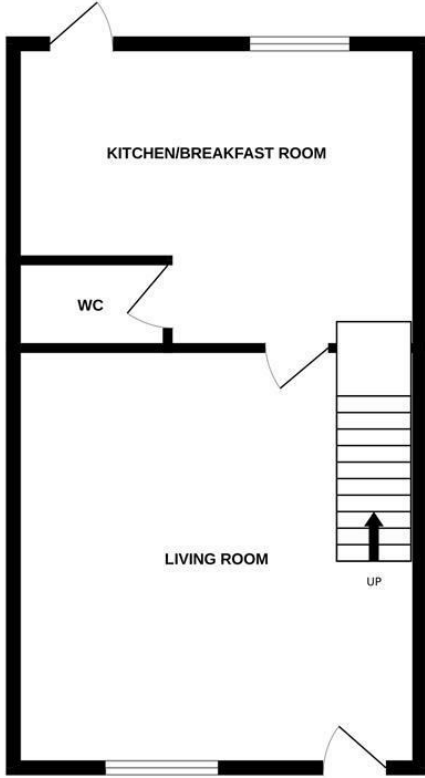
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TENURE

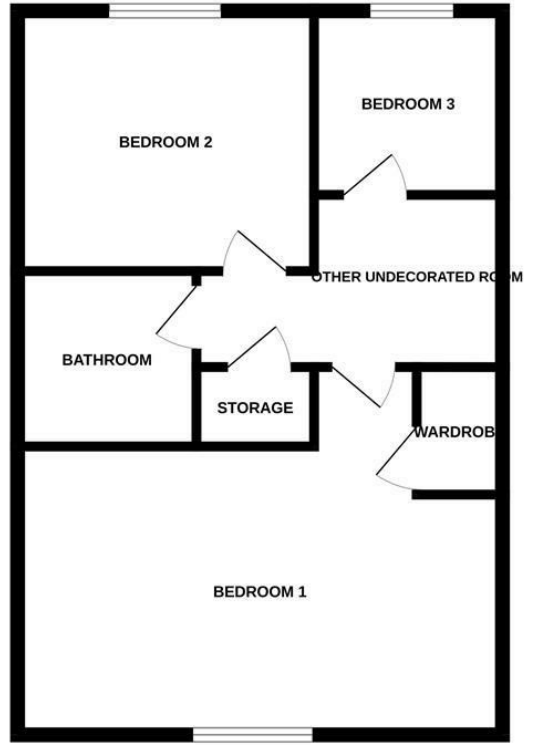
We understand the property to be Freehold, but this is to be confirmed by the solicitors



GROUND FLOOR



1ST FLOOR



MID TERRACE

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ADDITIONAL NOTES

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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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