

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 44 AINSLIE STREET, GRIMSBY

**PURCHASE PRICE £55,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£55,000

#### TENURE

We understand the property 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



## 44 AINSLIE STREET, GRIMSBY

PUBLIC NOTICE - Bettles Miles & Holland are now in receipt of an offer for the sum of £65,000 for 44 Ainslie Street, Grimsby, DN32 0LY. Anyone wishing to place an offer on this property should contact Bettles Miles & Holland, 15 Sea View Street, Cleethorpes, DN35 8EU telephone 01472 698698 before exchange of contracts.

Offered for sale with no chain this spacious mid terrace property located within walking distance of the Town Centre. The property comprises of an entrance hall, a lounge, a second reception room, a kitchen/diner and two utility areas. To the first floor there are three good size bedrooms and a bathroom. The property benefits from u.PVC double glazing, front and rear gardens. This property is in need of updating and would be an ideal investment.

\*\*\*Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.\*\*\*

### **ENTRANCE HALL**

Through a hardwood door into the hall with stairs to the first floor accommodation. A central heating radiator, and two lights to the ceiling.

### **LOUNGE**

12'5 x 12'5 (3.78m x 3.78m)

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

### **SECOND RECEPTION ROOM**

12'5 x 12'5 (3.78m x 3.78m)

With a u.PVC double glazed window, a wooden fire surround with a tiled back and hearth. There is a light and coving to the ceiling.





## 44 AINSLIE STREET, GRIMSBY

### KITCHEN

10'3 x 10'3 (3.12m x 3.12m)

The kitchen with a range of Oak effect wall and base units, contrasting work surfaces and tiled reveals and a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window, a tiled floor, a light and loft access to the ceiling. There is also a wall mounted central heating boiler.



### DINER

18'4 x 10'3 (5.59m x 3.12m)

The dining area with a u.PVC double glazed window and door, a central heating radiator, a tiled floor and a light to the ceiling.



### LOBBY

5'7 x 2'11 (1.70m x 0.89m)

The lobby with a light to the ceiling.

### LOBBY

4'5 x 2'11 (1.35m x 0.89m)

With a wooden window to the rear and a light to the ceiling. This room could be a WC.

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There are two lights and loft access to the ceiling.

## 44 AINSLIE STREET, GRIMSBY

### **BEDROOM 1**

12'6 x 16'2 (3.81m x 4.93m)

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



### **BEDROOM 2**

12'5 x 12'6 (3.78m x 3.81m)

Another double bedroom with a u.PVC double glazed window and a light to the ceiling.

### **BEDROOM 3**

10'1 x 10'4 (3.07m x 3.15m)

This bedroom is at the back of the property with a u.PVC double glazed window and a light to the ceiling.





## 44 AINSLIE STREET, GRIMSBY

### **BATHROOM**

6'8 x 7'4 (2.03m x 2.24m)

The bathroom with a white bath with a chrome mixer tap and a shower over the bath and a shower screen, a WC and a glass sink set on a chrome pedestal with a chrome mixer tap. A u.PVC double glazed window, tiled walls and floor and a light to the ceiling.



### **OUTSIDE**

The front garden has a walled boundary and is laid to lawn with a concrete path.

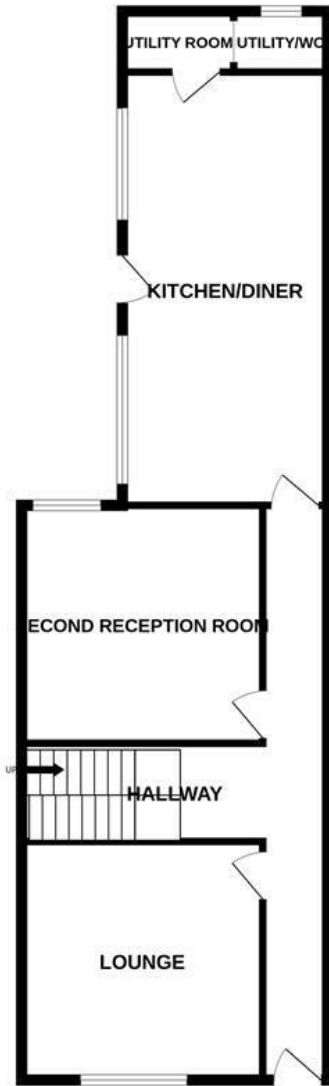
The rear garden has a walled boundary with a wrought iron gate, it is laid to pavers creating a patio area with boarder of established shrubs. There is a paved and decorative stoned pathway to the gate.



**44 AINSLIE STREET, GRIMSBY**



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) <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		

74

58

England & Wales

EU Directive  
2002/91/EC

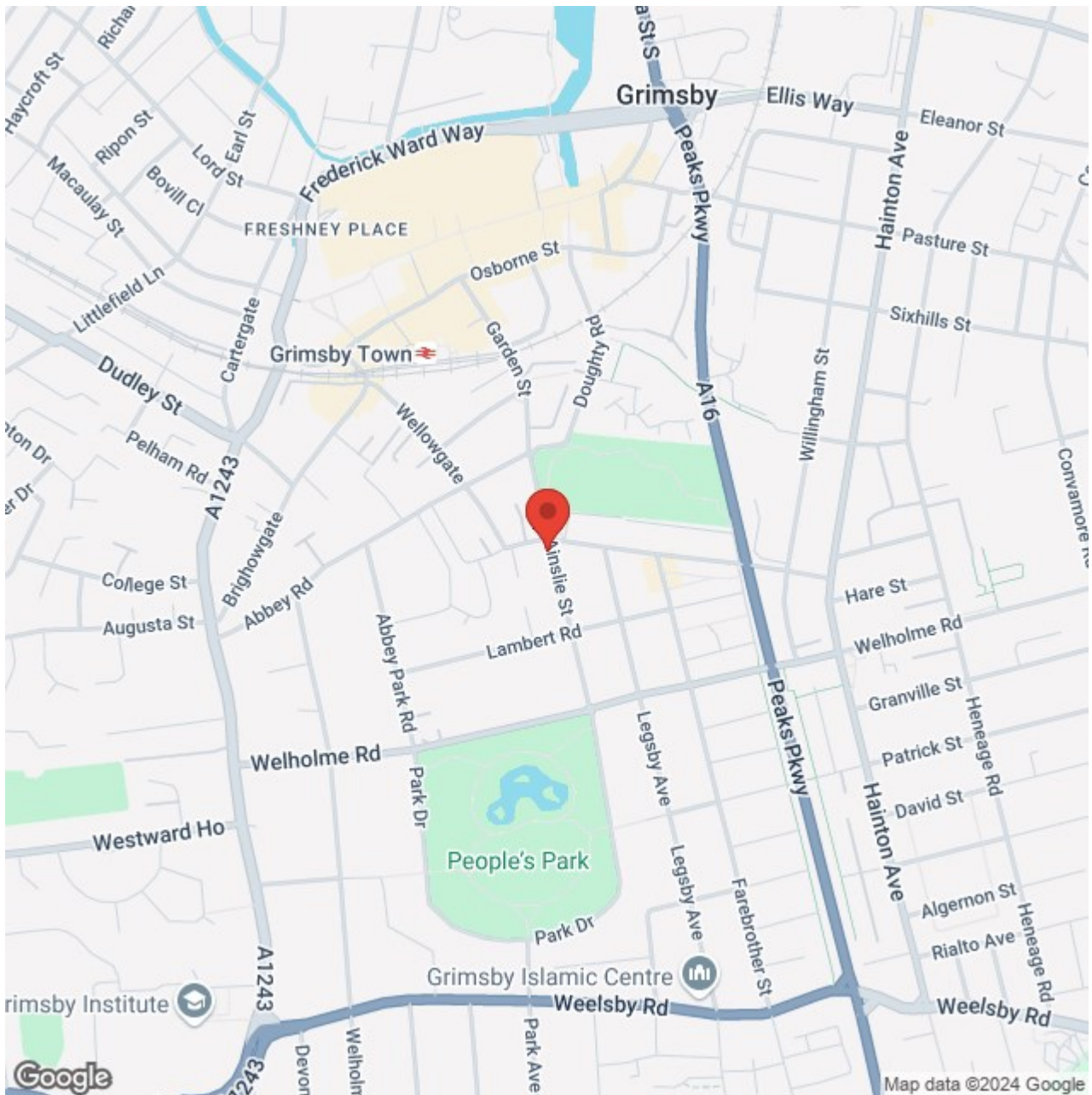


## Environmental Impact (CO<sub>2</sub>) Rating

	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		

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