

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

33 DUDLEY STREET, GRIMSBY

PURCHASE PRICE £145,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£145,000

TENURE

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



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33 DUDLEY STREET, GRIMSBY

Nestled on Dudley Street in the heart of Grimsby, this charming semi-detached house offers a fantastic opportunity for those seeking a property within walking distance of the town centre. Boasting two reception rooms, ideal for entertaining guests or simply relaxing with loved ones, this home provides a warm and welcoming atmosphere.

With two generously sized double bedrooms, there is ample space for a growing family or visiting guests. The convenience of a downstairs WC and an upstairs bathroom adds a touch of practicality to this lovely abode. The property also features gas central heating, ensuring warmth and comfort during the colder months.

One of the standout features of this property is the off-road parking, a real advantage in this bustling location. Imagine the ease of coming home and having a designated space to park without the hassle of searching for on-street parking.

While the property is in need of updating, this presents an exciting opportunity for the new owners to put their stamp on the house and create a space that truly reflects their style and preferences. Don't miss out on the chance to transform this house into your dream home in a prime location.

ENTRANCE HALL

Up the step to the porch with original tiled floor and mouldings to the walls. Through a hardwood and glazed door into the hall with stairs to the first floor accommodation. A under stairs cupboard, a central heating radiator, a light and coving to the ceiling.



LOUNGE

13'4 x 13'5 (4.06m x 4.09m)

The lounge is to the front of the property with windows to the front and side, a brick fireplace with a coal burning stove. A central heating radiator, a light, coving and ceiling rose to the ceiling.



LOUNGE



DINING ROOM

14'0 x 15'0 into bay (4.27m x 4.57m into bay)
With a u.PVC double glazed window and door, a central heating radiator, a wooden floor, a light, coving and ceiling rose to the ceiling.



LOBBY

The inner lobby with doors to the WC and utility area and there is a tiled floor.

UTILITY ROOM

6'6 x 5'11 increasing to 7'11 (1.98m x 1.80m increasing to 2.41m)
With vinyl to the floor and a light to the ceiling.

WC

3'8 x 3'0 (1.12m x 0.91m)
A low flush WC, a wooden window and vinyl to the floor.

LANDING

Up the stairs to the first floor accommodation with a split level landing where doors to all rooms lead off. There is a large built in cupboard, a feature circular window, wall lights and there is loft access and a light to the ceiling.

33 DUDLEY STREET, GRIMSBY

BATHROOM

16'9 decreasing to 8'0 x 5'5 (5.11m decreasing to 2.44m x 1.65m)

The bathroom with a panelled bath with chrome taps, a pedestal wash hand basin with chrome taps, a low flush WC and there is a separate shower enclosure. A window, a central heating radiator, part tiled walls, a light and loft access to the ceiling.



33 DUDLEY STREET, GRIMSBY

BEDROOM 1

13'5 x 12'2 (4.09m x 3.71m)

This double bedroom to the front of the property with windows to the front and side, a central heating radiator, a marble effect fire surround with a cast iron fireplace. A built in cupboard, a wooden floor, a light and coving to the ceiling.



33 DUDLEY STREET, GRIMSBY

KITCHEN

8'8 x 6'9 (2.64m x 2.06m)

The kitchen is on the first floor and has a range of dark wood wall and base units, contrasting work surfaces incorporating a stainless steel sink unit and tiled splash backs. There is plumbing for a washing machine, space for a cooker, under counter fridge and freezer. A window to the front, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 2

14'1 x 12'5 (4.29m x 3.78m)

Another double bedroom with a window to the side aspect, a central heating radiator, a built in cupboard and a light to the ceiling.



BEDROOM 2



OUTSIDE

The front garden has a walled and tree lined boundary and there is a concrete path.

The rear garden has a walled and fenced boundary with a wooden gate with a concrete pathway and there area established trees, bushes and shrubs. There is a timber shed with power.



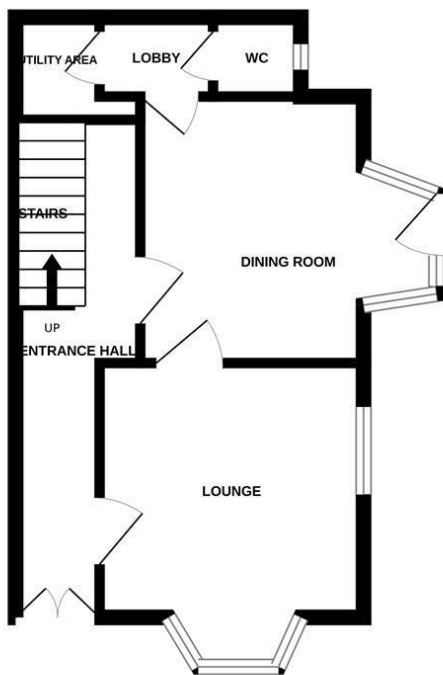
33 DUDLEY STREET, GRIMSBY

PARKING

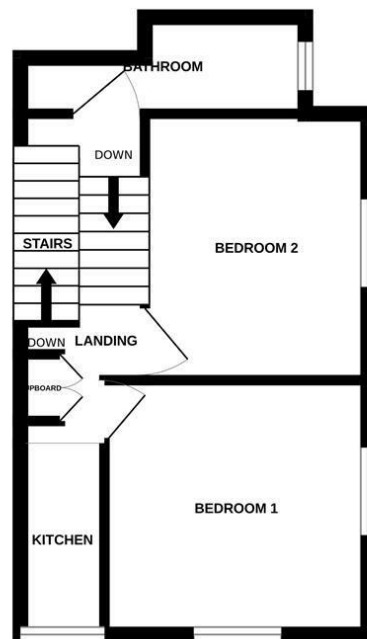
Off Littlefield Lane there is private off road parking to this property with wooden gates and there is parking for two small cars which is a real plus in this location.



GROUND FLOOR




1ST FLOOR




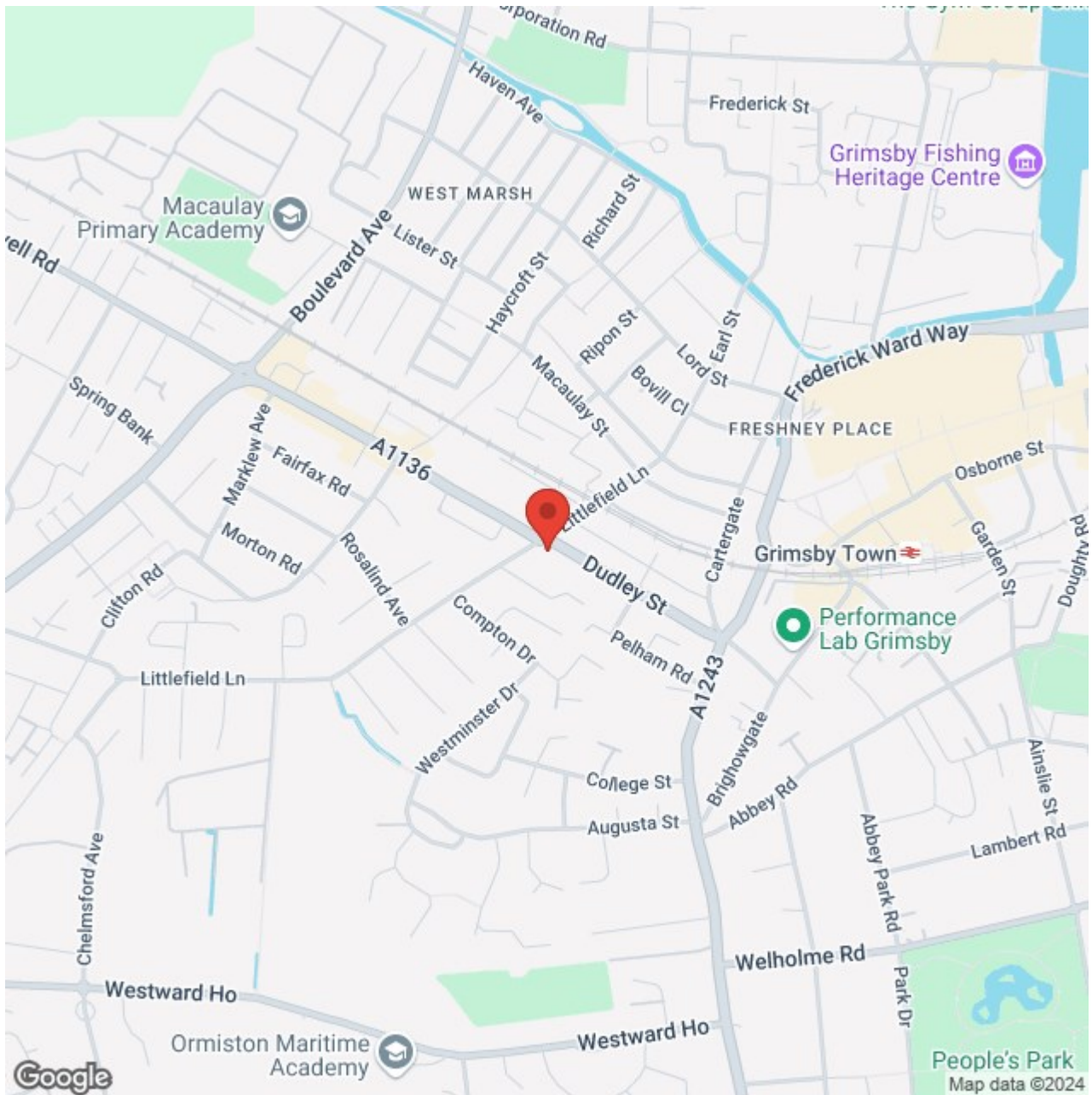
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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