

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

33 DUDLEY STREET, GRIMSBY

GUIDE PRICE £85,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£85,000

TENURE

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



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



33 DUDLEY STREET, GRIMSBY

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.00

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

AUCTION CLOSING DATE 12TH NOVEMBER AT 2PM

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.



33 DUDLEY STREET, GRIMSBY

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.

33 DUDLEY STREET, GRIMSBY

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.

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)

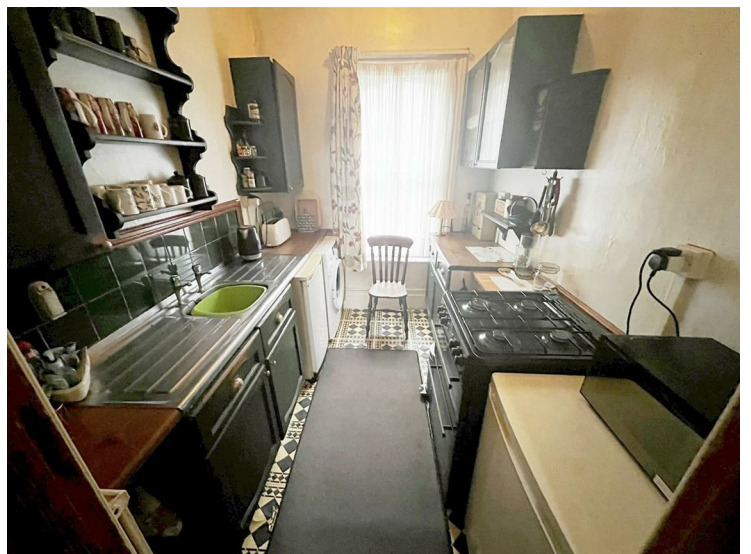
This double bedroom to the front of the property with windows to the front and side, a central heating radiator, a marble effect fire surround with a cast iron fireplace. A built in cupboard, a wooden floor, a light and coving to the ceiling.



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.



33 DUDLEY STREET, GRIMSBY

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.



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.



AUCTIONEERS COMMENTS

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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

33 DUDLEY STREET, GRIMSBY

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

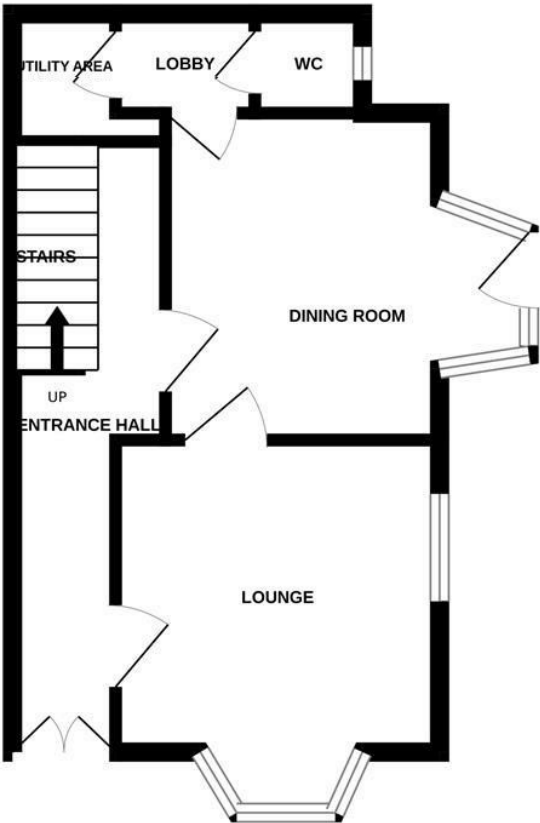
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

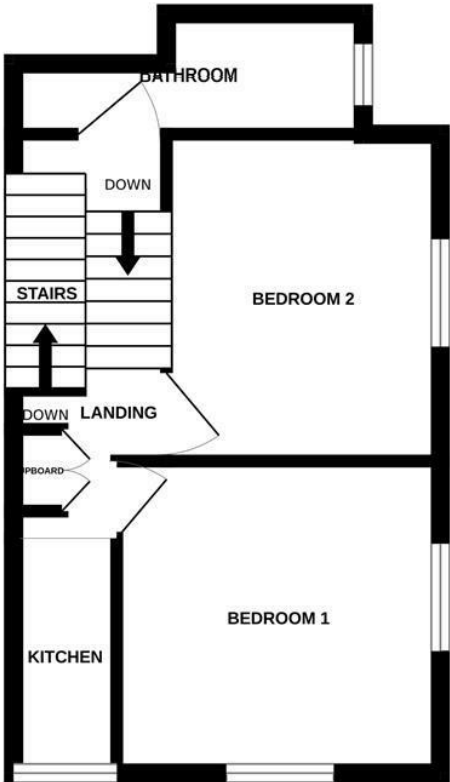
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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.)

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.