



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Harold Street

Grimsby
DN32 7NQ

Guide Price £60,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this semi detached property located within close proximity to Grimsby town centre. Ideal for a first time buyer or investor this property comes with viewing highly advised. Requiring a scheme of modernisation internal viewing will reveal the lounge, kitchen, two bedrooms and the shower room. Externally there is ample off road parking, a rear garden and the property also benefits from uPVC double glazing and gas central heating. Auctioneer Comments This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT. subject

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Lounge

14' 11" x 12' 5" (4.54m x 3.78m)

The lounge has a window to the front elevation, the front door is to the side in a small entrance area and there are two radiators and a carpeted floor.

Kitchen

5' 9" x 12' 5" (1.75m x 3.78m)

The kitchen has a window and door to the rear elevation, a radiator, vinyl flooring, fitted units with a sink and drainer and an electric oven and hob.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

11' 7" x 12' 5" (3.52m x 3.78m)

Bedroom one has a window to the front elevation, a radiator and a built in cupboard.

Bedroom Two

9' 4" x 5' 8" (2.84m x 1.72m)

Bedroom two has a window to the rear elevation and a radiator.

Shower Room

5' 7" x 6' 4" (1.70m x 1.92m)

The shower room has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with an electric shower.

Outside

There is a long driveway with plenty of off road parking and also further land to the front ideal for parking. The rear garden has a good space for a young family and is mainly low maintenance.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

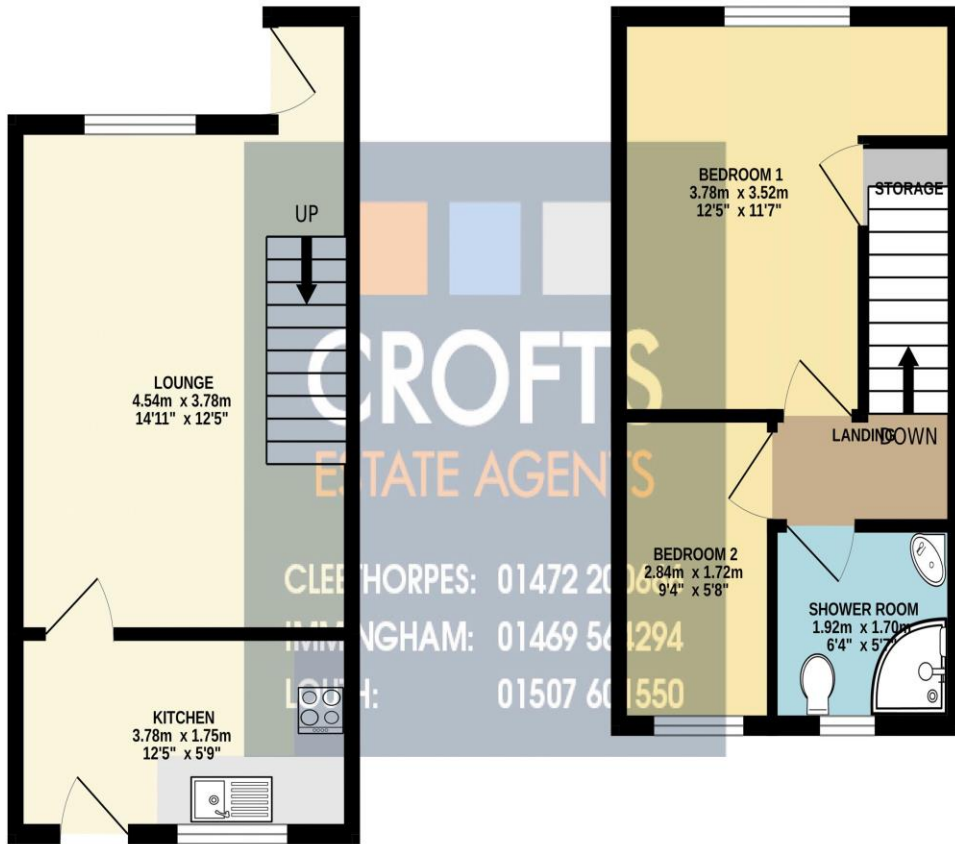
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.



GROUND FLOOR
24.4 sq.m. (263 sq.ft.) approx.

1ST FLOOR
23.6 sq.m. (254 sq.ft.) approx.



TOTAL FLOOR AREA: 48.0 sq.m. (517 sq.ft.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.