



# CROFTS ESTATE AGENTS

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



Haycroft Street

Grimsby  
DN31 2ED

Offers in the Region Of  
£78,500

Crofts Estate Agents are pleased to market this two bedroom mid terraced property located a short walk from Grimsby Town centre. The property would make an ideal first time purchase or a solid buy to let investment with rentals down this street fetching in the region of £500PCM. The ground floor comprises of the entrance hallway, lounge, dining room, kitchen, W/C and rear lean to. The first floor has two bedrooms and the family bathroom. There is a private rear garden with bricked rear wall.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Lounge

9' 11" x 9' 9" (3.03m x 2.96m)

The lounge is located to the front of the property and has a bay window to the front which acts as a nice feature of the room but also provides a good amount of light into the room.

### Dining Room

13' 3" x 12' 11" (4.03m x 3.94m)

Located in the middle of the ground floor, the dining room is a good sized space and links through into the kitchen. There is a rear window which faces down towards the rear garden, thus providing daylight into the room.

### Kitchen

9' 3" x 6' 10" (2.81m x 2.09m)

The kitchen has a range of wall and base units which provides a good level of storage space plus a good area of worktop space. There is a side uPVC window which brings light into the room. There is a fitted gas hob and electric cooker, plus space for a washing machine. An ideal size for a house of this size.

### WC

Located through the kitchen, the W/C provides the house with a downstairs toilet, ideal for guests and children.

### Bedroom 1

9' 11" x 12' 8" (3.02m x 3.85m)

The master bedroom is located to the front of the house and is a good sized double bedroom which runs for the full width of the house.

### Bedroom 2

9' 11" x 6' 4" (3.01m x 1.92m)

The second of the bedrooms is another good sized room and has plenty of space for a bed, chest of drawers and a wardrobe. There is a rear uPVC window which faces out onto the back garden.

### Bathroom

7' 1" x 6' 3" (2.15m x 1.91m)

The family bathroom is located at the top of the staircase on the landing area and provides the house with a three piece suite which includes a bath with shower over, wash basin and toilet. Tiled throughout.

### Rear garden

There is a rear bricked wall and wooden gate and to either side of the garden you will also find a fence and another bricked wall. This keeps the garden area nice and private and secure.

**Tenure**

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

**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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

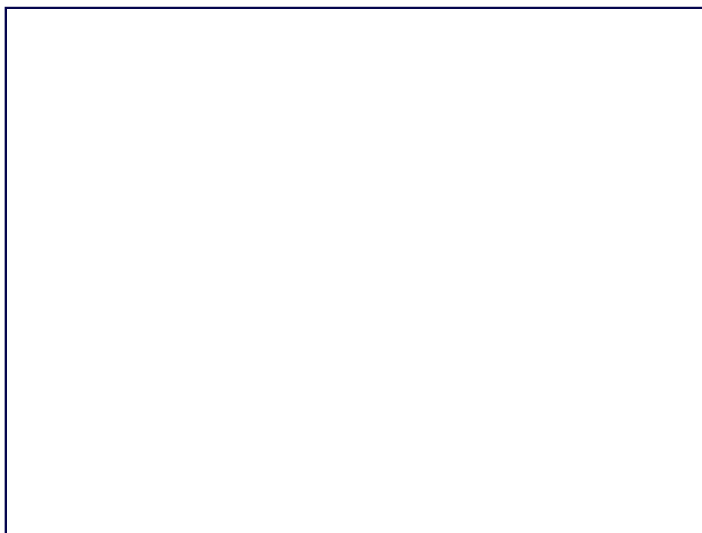
**Property Management**

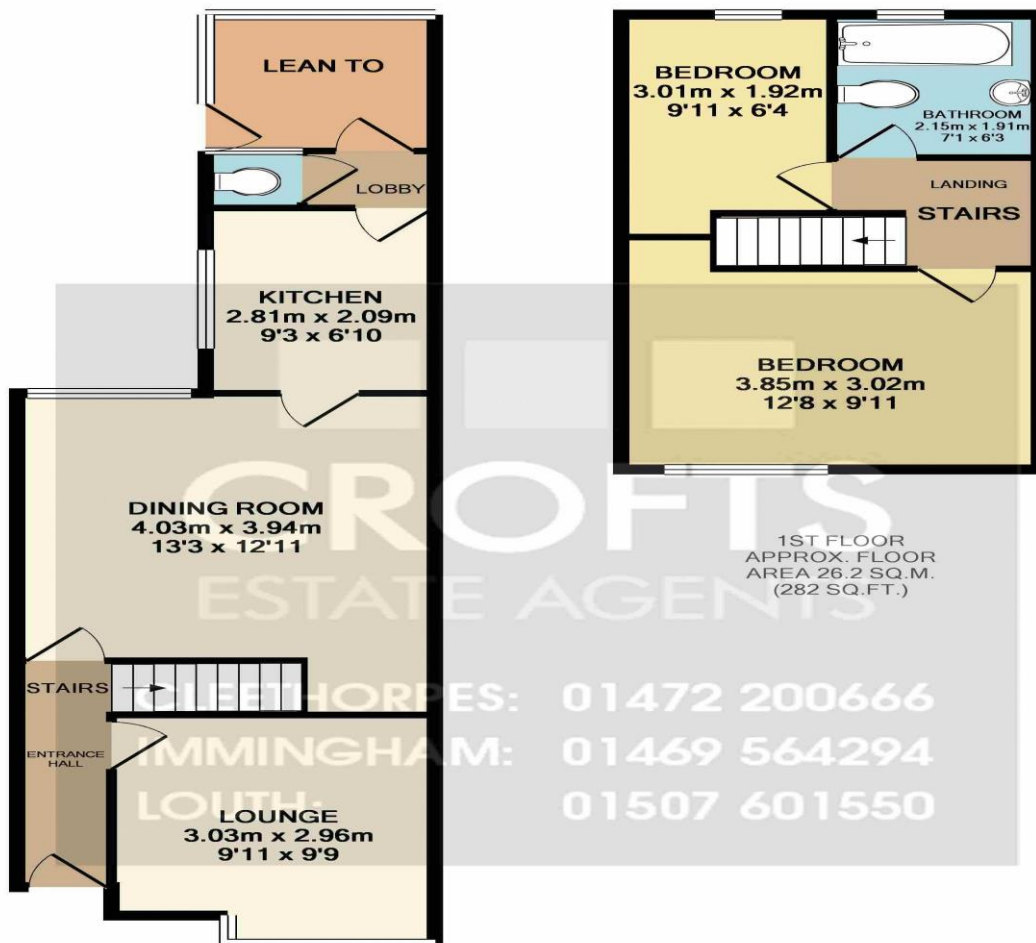
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.**





Whilst every attempt has been made to ensure the accuracy of the floor plan 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             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

