



# CROFTS ESTATE AGENTS

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



25 Yardley Way  
Grimsby  
DN34 5UQ

**Offers in the Region Of  
£119,950**

**CRACKING PURCHASE FOR A FIRST TIME BUYER - MODERN AND FRESH FINISH AND PARKING TO THE REAR** - Crofts estate agents are delighted to offer for sale this mid terrace property located on the ever popular Laceby Acres estate. The current owner has really improved the property under his ownership and this comes to the market with viewing highly advised. Internal viewing will reveal the entrance area, lounge, kitchen-diner, two bedrooms and the bathroom. With gardens to the front and rear, parking and the property also benefits from uPVC double glazing and gas central heating.

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Entrance

Entering into the property through the front door reveals a window to the front elevation and laminate flooring.

Lounge

11' 7" x 13' 9" (3.53m x 4.19m)  
The lounge has a window to the front elevation, a radiator and laminate flooring.

Kitchen/Diner

The kitchen-diner has a window and door to the rear elevation, a radiator and vinyl floor tiles. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has access to the loft, a storage cupboard and carpeted flooring.

Bedroom One

8' 6" x 13' 9" (2.58m x 4.20m)  
Bedroom one has two windows to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a built in cupboard.

Bedroom Two

9' 3" x 7' 5" (2.81m x 2.25m)  
Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor. There is also a built in cupboard.

Bathroom

6' 1" x 6' 2" (1.85m x 1.87m)  
The bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is a white, three piece suite with a WC, basin and bath.

Outside

To the front there is a small lawn with a footpath providing access to the front door. The rear garden is enclosed by perimeter fencing and has a gate leading to the off road parking. There is then a low maintenance garden with a patio area which is ideal for alfresco dining and a small lawn.

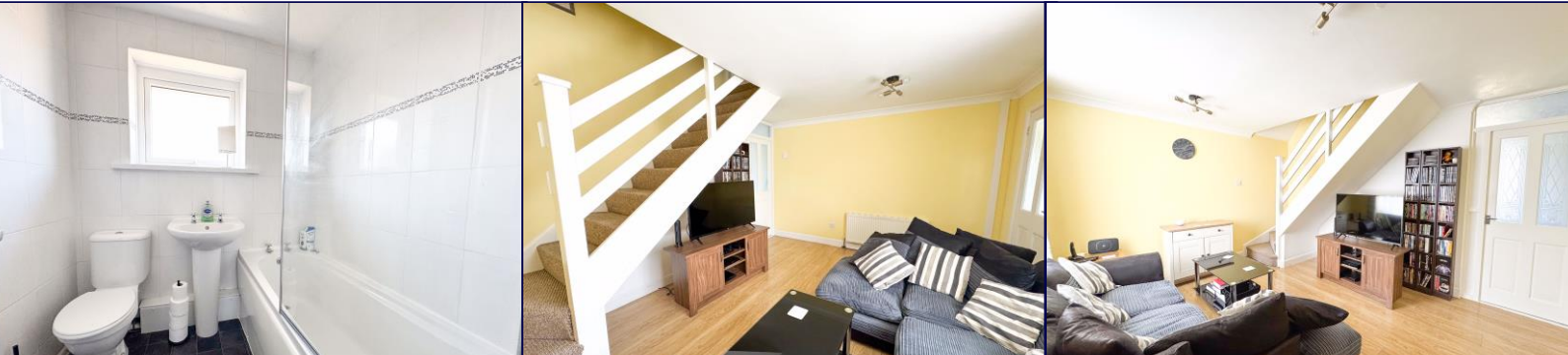
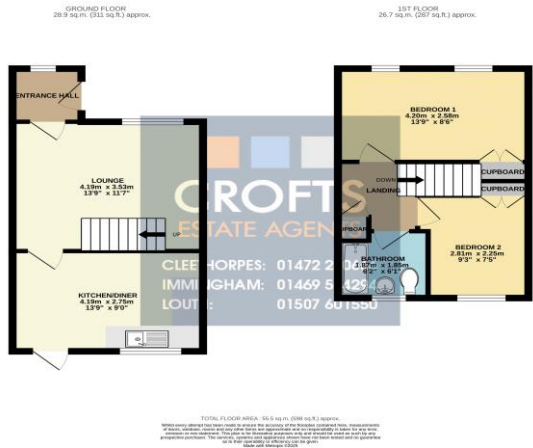
Tenure

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings



DISCLAIMER - Although we have taken 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.