



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Yarrow Road

Grimsby
DN34 4JU

Offers in the Region Of £218,500

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 :

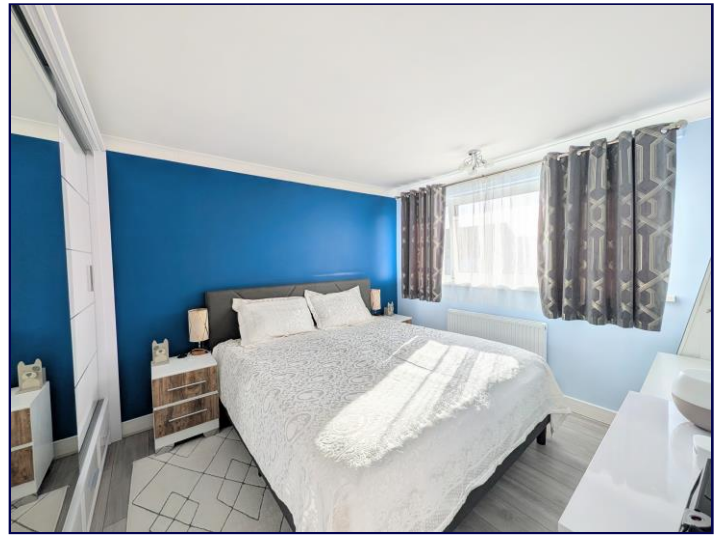
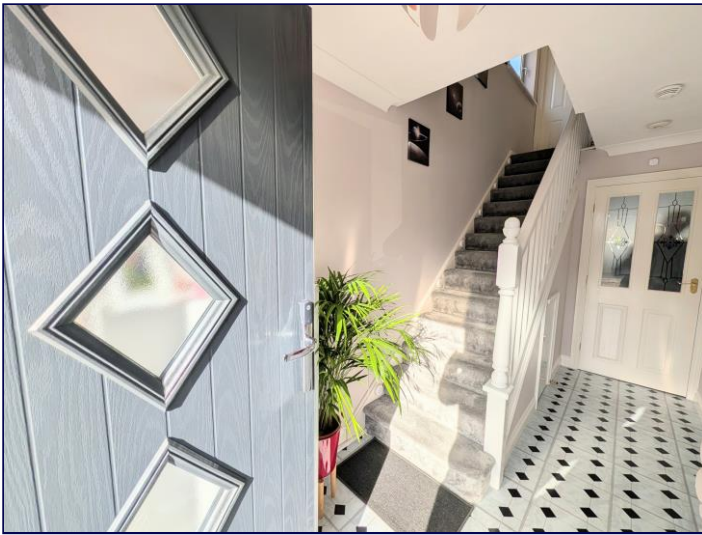
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

This extended semi-detached home on Yarrow Road, Grimsby, offers a superb blend of modern comfort, energy efficiency, and practical living. Benefitting from solar panels, a new boiler installed in 2023, an EV car charger, and a fitted CCTV system, this is a property designed with convenience and sustainability in mind. The ground floor has been extended across the rear to provide a spacious kitchen and dining area, ideal for family living or entertaining. The layout also includes a comfortable lounge, while the kitchen offers ample storage and workspace for modern living. Upstairs, there are well-proportioned bedrooms, a bathroom and WC while the loft has been boarded out, providing an excellent optional hobby room, office space or storage area. Outside, the property features low-maintenance gardens to both the front and rear, offering a neat and tidy setting with minimal upkeep required. A driveway provides off-road parking, and there is a detached garage located within the rear garden for further convenience. Situated in a popular residential location close to local schools, amenities, and transport links, this extended home presents an excellent opportunity for families or those looking for a well-equipped, ready-to-move-into property.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and vinyl floor tiles. There is also a small under stairs cupboard.

Lounge

13' 9" x 11' 0" (4.19m x 3.35m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Dining Room

18' 4" x 8' 6" (5.58m x 2.58m max)

The dining room has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

18' 6" x 8' 6" (5.63m x 2.58m)

The kitchen has a window to the rear elevation, a door to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also an extensive fitted kitchen with plenty of counter space, a one and a half sink and drainer and plumbing both a washing machine and dish washer.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor. There is also a built in cupboard.

Bedroom One

12' 4" x 9' 11" (3.77m x 3.03m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Two

11' 8" x 8' 6" (3.55m x 2.58m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

8' 11" x 7' 1" (2.72m x 2.16m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a built in cupboard.

WC

5' 5" x 2' 7" (1.65m x 0.80m)

The WC has an opaque window to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a WC.

Bathroom

5' 5" x 5' 5" (1.65m x 1.64m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a basin and a bath with a shower over.

Garage

19' 11" x 9' 0" (6.07m x 2.74m)

The garage has an up and over door, a window and door to the side and electrics.

Outside

To the front there is block paved driveway providing off road parking. There is also a low maintenance paved area with established shrubs along with perimeter fencing and walls. The rear garden has a continuation of the block paving and a patio area. There is also a decked area ideal for alfresco dining with a Pergola. Lastly the garden is enclosed by perimeter fencing and there is also a shed.

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.

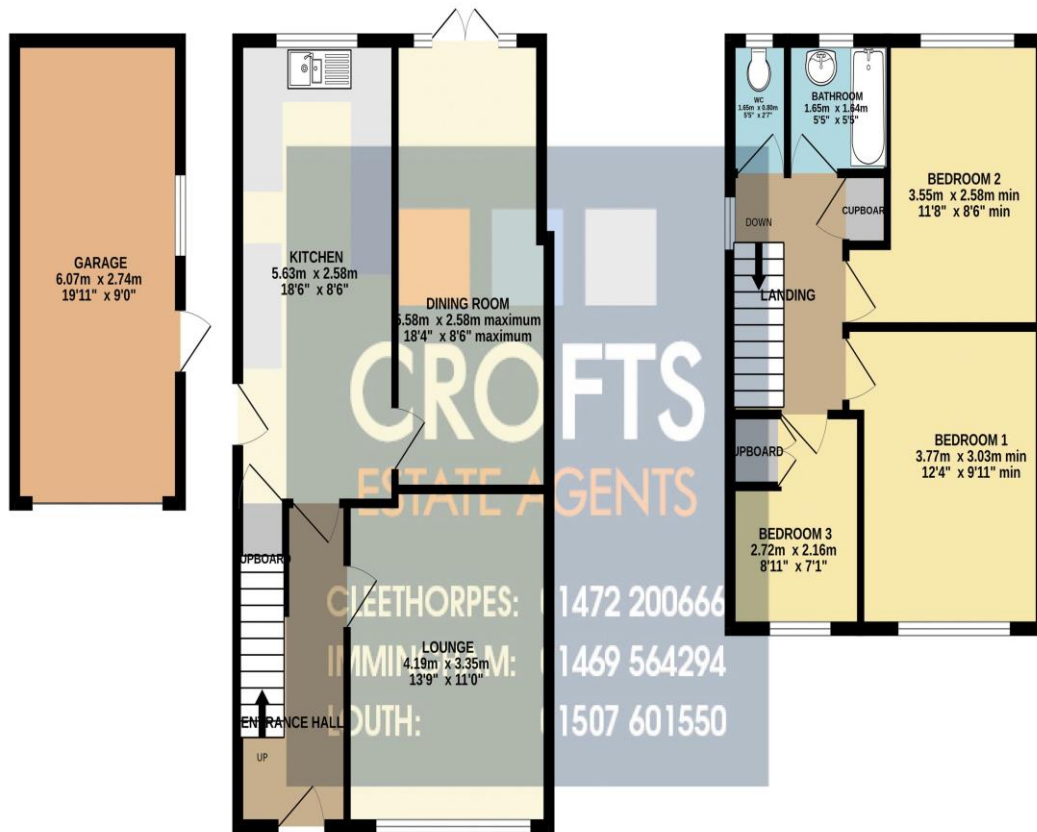
Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.



GROUND FLOOR
65.9 sq.m. (710 sq.ft.) approx.

1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA: 103.7 sq.m. (1116 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.

Made with Metropix ©2025

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.