



**Yarborough Road
Grimsby, DN34 4EH**

Guide Price £120,000

Gao
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MAIN FEATURES:

- Semi Detached House
- Fitted Kitchen
- Lounge/Diner
- Three Bedrooms & Family Bathroom/WC
- Rear Garden

An excellent investment opportunity! This well-presented semi-detached property on the ever-popular Yarborough Road offers generous living space and reliable rental income from an existing tenancy. The accommodation comprises a bright lounge/diner, a modern fitted kitchen, and three double bedrooms providing ample room for family living. The property also benefits from a refitted bathroom and a separate WC. Outside, you'll find a good-sized rear garden, perfect for relaxing or entertaining, along with off-road parking to the front. Situated in a convenient and sought-after area of Grimsby, the property is close to local amenities, well-regarded schools, and excellent transport links into the town centre and surrounding areas.

The location also offers easy access to nearby shops, parks, and leisure facilities, making it appealing to both families and professionals. Currently tenanted and generating rental income, this property represents an ideal turnkey investment for landlords seeking a ready-made addition to their portfolio. Early viewing is highly recommended to appreciate the space, condition, and excellent investment potential this home has to offer.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions
or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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