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Yarborough Road, Grimsby



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Offers over £129,950



This immaculate terraced property features three bedrooms, a modern open-plan kitchen, two generous reception rooms, and a fully tiled exquisite bathroom, all complemented by a spacious south-facing garden and off-street parking, making it an ideal home for families, couples, and first-time buyers in a prime location with convenient access to public transport and local amenities.

Key Features

- Immaculate terraced property
- Modern open plan kitchen with laundry room
- Fully tiled exquisite shower room
- Two generous reception rooms
- Close to public transport links
- uPVC double glazing
- EPC rating D
- Tenure: Freehold



We are pleased to present this immaculate terraced property, now available for sale. This stunning property features three bedrooms, a modern kitchen, and a fully tiled, exquisite shower room. Its unique features and prime location make it ideal for families, couples, and first-time buyers alike.

Upon entering the property, you are welcomed by two generous reception rooms. The first, a spacious lounge, is highlighted by a beautiful tiled inset chimney with a floating mantle and a striking bay window that floods the room with natural light. The second reception room, a dining area, also features a tiled inset chimney with a flue-lined feature primed for the installation of a log burner (subject to relevant building regs) and a floating mantle, creating a harmonious ambiance throughout the space.

The property boasts a modern open plan kitchen, which seamlessly flows into the dining room. Equipped with an oven and gas hob, sink, and an adjacent laundry room, the kitchen is both stylish and functional. The open-plan design encourages social interaction, making it a perfect space for entertaining or spending quality time with family.

The property offers three well-proportioned bedrooms. The first two bedrooms are spacious and can comfortably accommodate a double bed, while the third bedroom is ideal as a single room or a study. Each bedroom has been meticulously designed to ensure maximum comfort and convenience.

The exquisite shower room is fully tiled and features a walk-in rainfall shower, a sink with vanity, wc, and a towel radiator. The thoughtful addition of downlighting enhances the overall aesthetic, creating a luxurious spa-like atmosphere that promises relaxation and tranquility.

One of the property's most alluring features is the generous size south-facing rear garden. This outdoor space offers ample opportunity for alfresco dining, gardening, or simply enjoying the sunshine. The property also benefits from gas central heating and uPVC double glazing throughout, ensuring a warm and cozy environment in all seasons.

Located close to public transport links, local amenities, and nearby schools, this property offers the convenience of town living. The driveway* provides off-street parking, adding to the convenience offered by this exceptional property.

In conclusion, this immaculate terraced property, with its modern kitchen and bathroom, open plan kitchen/diner, and generous garden, is a fantastic opportunity for those seeking a stylish and comfortable home in a convenient location.

Measurements

Hall 1.95m X 3.96m

Lounge 4.13m X 3.59m

Dining Room 5.10m X 3.34m

Kitchen 3.13m X 1.82m

Laundry Room 2.21m X 1.53m

Bedroom 1 3.53m X 4.37m
Bedroom 2 3.43m X 3.31m
Bedroom 3 2.85m X 2.09m
Shower Room 1.94m X 1.79m

Disclaimers

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

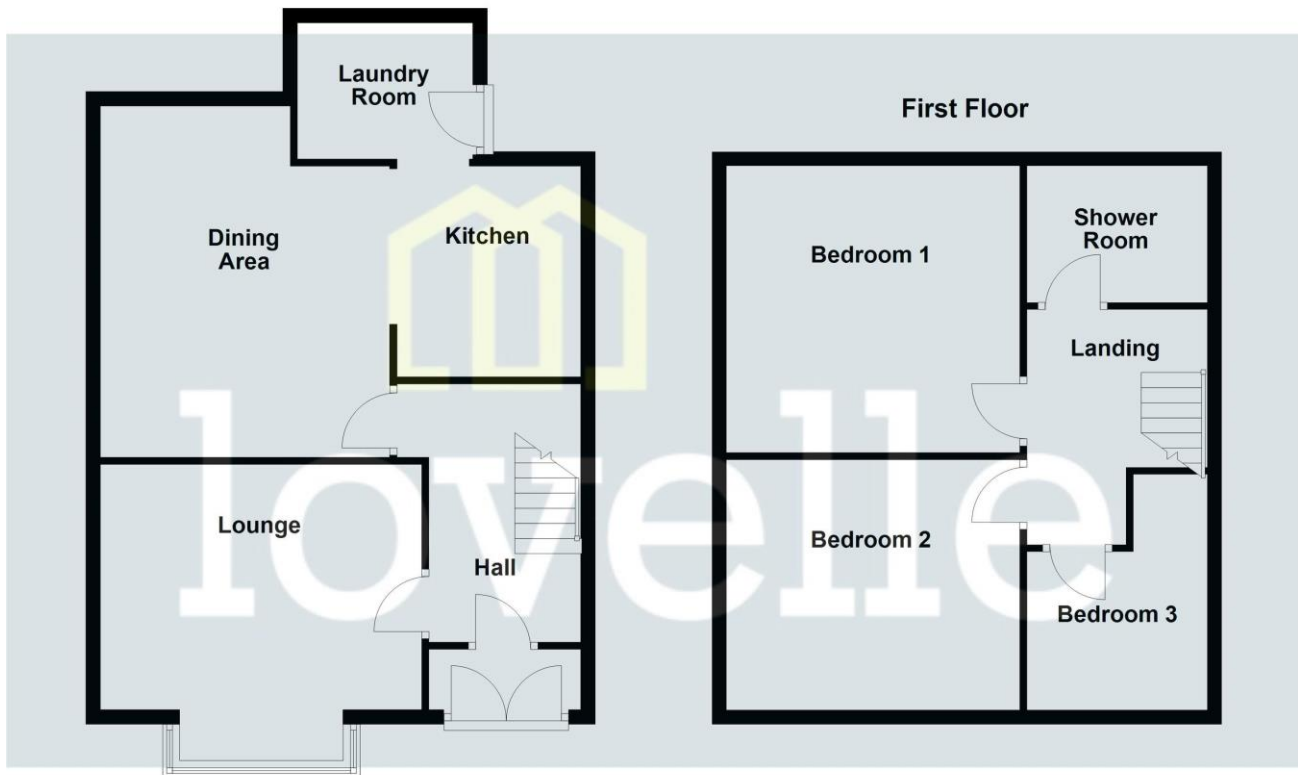
*Driveway

Whilst the front garden is utilised as a driveway/off-road parking, we must advise that there is no 'dropped curb' and permission must be granted by the council who will install a dropped curb at a cost to the homeowner at that time. It is advised for prospective purchasers to discuss this with their legal representative.

Mobile and broadband

It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.



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