

Buy. Sell. Rent. Let.



Welholme Avenue, Grimsby



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property it must be


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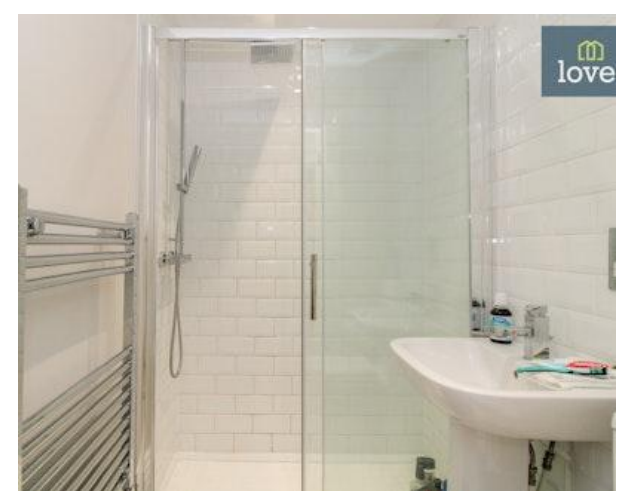
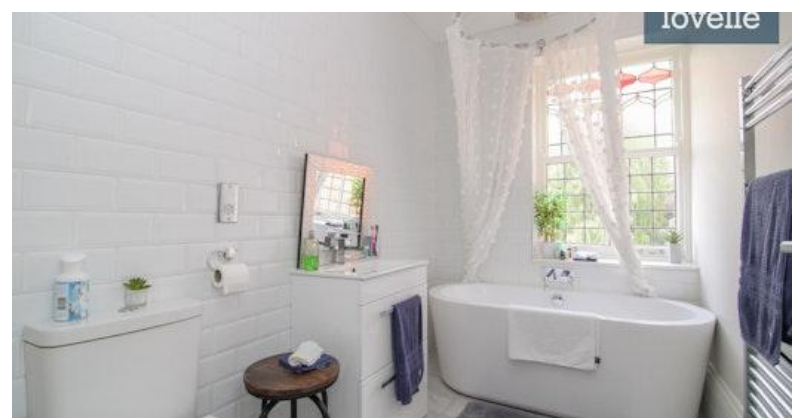
Offers over £159,950



For sale is an exquisite two-bedroom flat in immaculate condition, part of a converted mansion house with high ceilings and period features, offering modern comforts, spacious reception rooms, a modern kitchen, en-suite and additional bathroom, all located on a tree-lined street close to the town centre, train station, and local amenities, with the added benefits of a lift, allocated parking,

Key Features

- Historic converted mansion house
- Stunning period features
- Luxury two bed apartment
- Electric central heating
- Secure, gated development with CCTV
- No Chain
- EPC rating E
- Tenure: Leasehold





For sale is a truly exquisite two-bedroom apartment, presented in an immaculate condition. This property is a delightful blend of comfort and charm, conveniently situated in a sought-after location with excellent public transport links, local amenities, and proximity to the town centre. The flat is neatly tucked away on a tree-lined street, only a short stroll from the train station, offering an ideal home for couples, retirees, or professionals seeking a serene urban lifestyle.

The property is part of a converted mansion house, offering a unique blend of historic character and modern comforts. High ceilings and period features, such as the sash windows, imbue the space with a timeless elegance. The windows are part double glazed and part single glazed, ensuring a harmonious balance of warmth and light throughout the year.

The flat offers two spacious reception rooms, both featuring engineered oak flooring. The first reception room is stylishly presented and flows seamlessly into the dining room, creating an inviting open-plan space perfect for entertaining or unwinding. The dining room is bathed in light from dual aspect windows, further amplifying the sense of space and openness.

The property boasts two spacious double bedrooms. Bedroom one is particularly impressive, with dual aspect windows flooding the room with natural light. A top-class en-suite bathroom complements this room, featuring a shower, sink with vanity, wc, and a towel radiator. The second bedroom is equally spacious and well-presented. An additional bathroom, equipped with a bath with shower, sink with vanity, wc, and a towel radiator, caters to the remaining areas of the flat.

The kitchen is a modern masterpiece, fitted with high gloss units and integrated with a dishwasher, washer dryer, and an oven and hob, all ready to inspire your inner chef.

A host of unique features enhances the apartments appeal. The building is equipped with a lift facility, ensuring easy accessibility. The property is a secure site with CCTV and boasts an allocated parking space for your convenience. You will also have access to communal gardens, providing a serene spot to enjoy the outdoors. Moreover, the property is offered with no chain, promising a smooth and swift buying process.

In summary, this is a unique opportunity to acquire a flat of exceptional character and charm, nestled in a prime location with a wealth of amenities at your doorstep. This property is the epitome of stylish, convenient living and is ready for you to call it home.

Measurements

Lounge 4.46m X 4.02m
Dining Room 3.73m X 2.90m
Kitchen 4.57m X 2.25m
Bedroom 1 3.34m X 5.19m
En-suite 1.30m X 1.77m
Bedroom 2 3.87m X 3.07m
Bathroom 1.73m X 2.63m

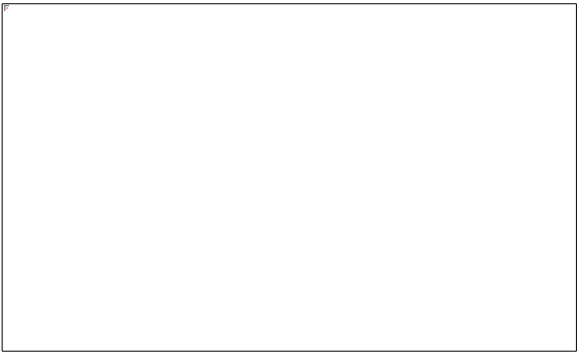
Disclaimer

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.

Mobile and broadband

It is advised that prospective purchasers visit [checker. Ofcom. org. uk](http://checker.ofcom.org.uk) to review available Wi-Fi 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.

Apartment 6 , Hazelmere House, Grimsby



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