

Buy. Sell. Rent. Let.



Hazelmere House, Welholme Avenue, Grimsby



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property it must be


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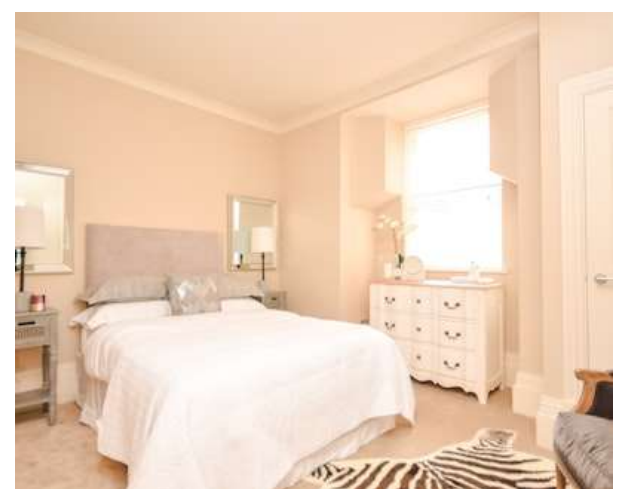
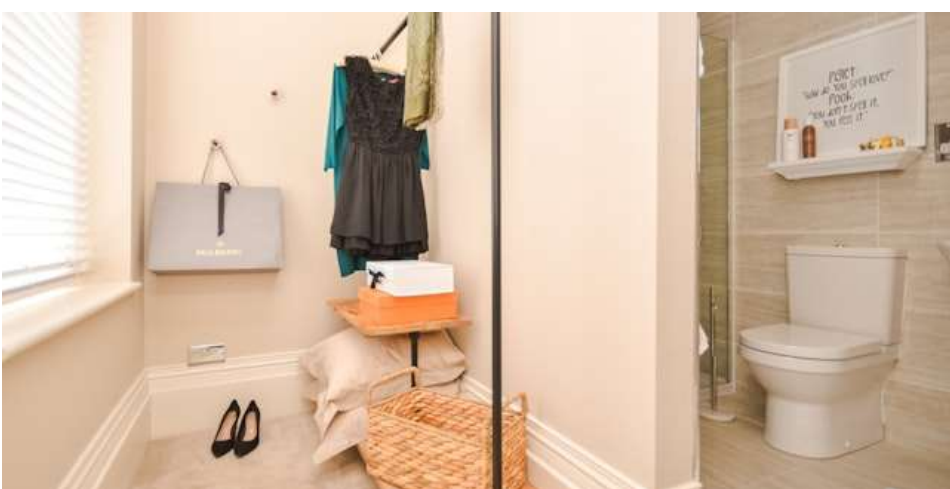
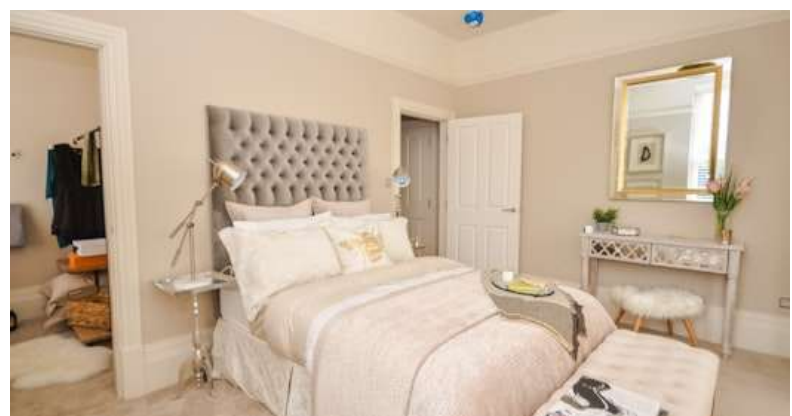
£185,000

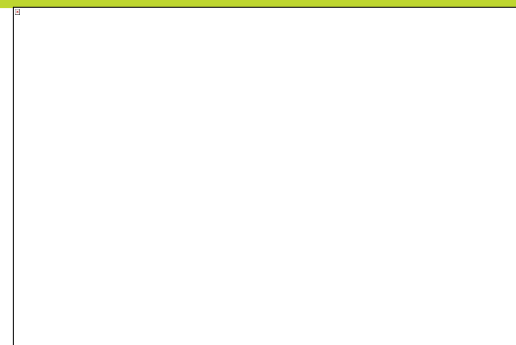


This immaculate ground-floor flat in a gated mansion house combines period charm and modern comforts, featuring spacious reception areas, a stylish kitchen, two generous double bedrooms (one en-suite with walk-in closet), allocated parking, and access to shared gardens—all set on a picturesque street near local amenities and excellent transport links.

Key Features

- Secure Gated Development
- Two Bedroom GF Apartment
- Exclusive, Sought After Location
- Characterful Features
- Well Presented Throughout
- Allocated Parking, Communal Gardens
- EPC rating E
- Tenure: Leasehold





**** Currently LET producing £1250 rent pcm** Ideal BTL investment or vacant possession can be provided****

Presenting an immaculate ground floor apartment set within a distinguished former mansion house, this property offers a superb opportunity for investors, retirees, couples, and professionals alike. Set on a picturesque tree-lined street near Peoples Park, the residence benefits from excellent public transport connections and easy access to a wide range of local amenities.

The flat is set within a secure gated development and comes complete with an allocated parking space and beautiful shared gardens. Characterful features are found throughout, including elegant timber sash windows that complement the building's historic charm. The spacious grand reception room is stylishly dressed and showcases a beautiful bay window, creating a welcoming space to relax or entertain guests.

The modern kitchen is appointed with a breakfast bar and features high-quality units, oven and hob, washer/dryer, dishwasher, and a fridge freezer—ideal for those who appreciate both style and practicality. Both bedrooms are generous doubles; the principal bedroom is further enhanced by an en-suite with shower, sink, and WC, as well as the convenience of a walk-in closet. The second bathroom features a luxury suite with a bath and shower over, sink, and WC.

Measurements

Living Room - 5.46m max X 5.11m max (17'11" max X 16'9" max)

Kitchen - 3.78m max X 3.49m max (12'5" max X 11'5" max)

Bedroom 1 - 4.26m max X 4.15m max (14'0" max X 13'7" max)

Dressing Room - 1.21m max X 2.18m max (4'0" max X 7'2" max)

Bedroom 2 - 3.49m max X 3.81m max (11'5" max X 12'6" max)

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.

Conservation Area

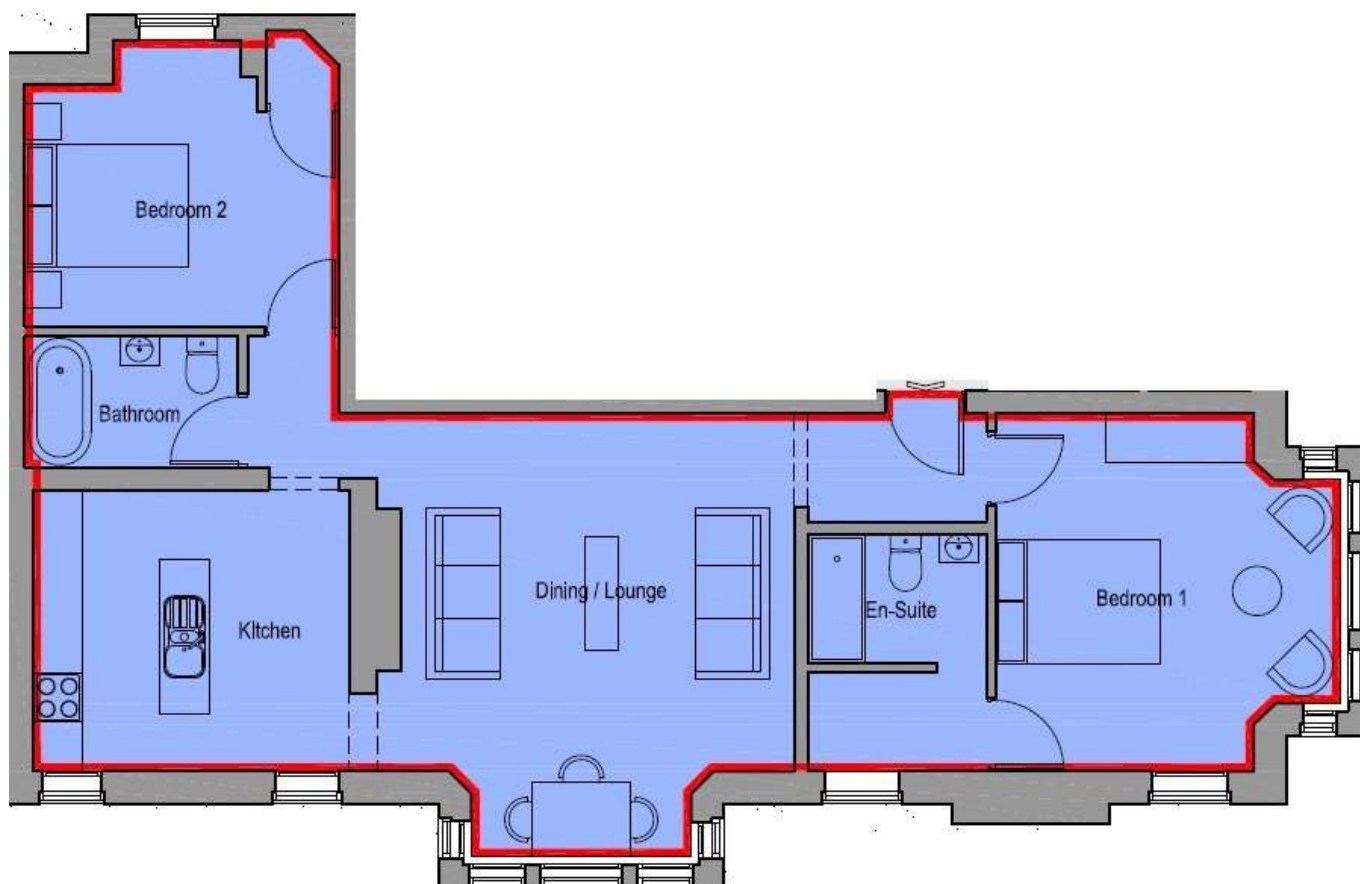
The property lies within a conservation area, for further information please contact the selling agent or discuss with your legal representative.

Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Note of interest

We advise that the owners/sellers of the property are related to a member of staff within the selling agents team.



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