

Buy. Sell. Rent. Let.



Yarborough Road, Grimsby



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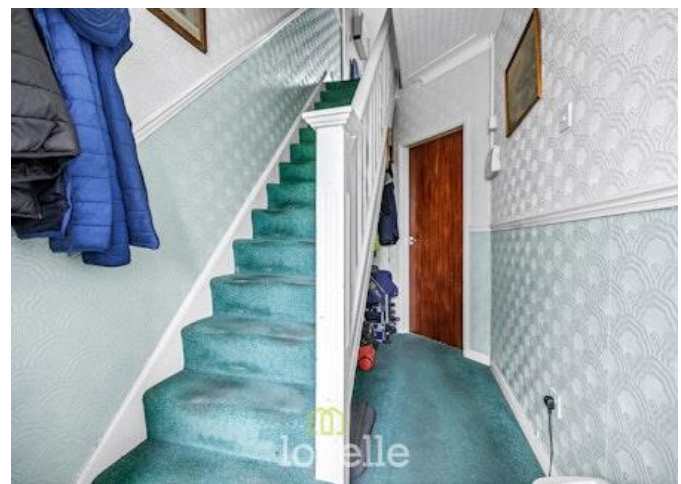
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When it comes to
property it must be


lovelle



£135,000



This end-of-terrace house on Yarborough Road, Grimsby, offers three bedrooms, a spacious through lounge/diner, fitted kitchen, solar panels, a garage, and a private rear garden, all in a prime town centre location with great potential for modernisation.

Key Features

- End of terrace
- Three bedrooms
- Large through room
- Kitchen & bathroom
- uPVC DG & GCH
- Solar Panels (owned)
- EPC rating TBC
- Tenure: Freehold





Lovelle offer to market this end-of-terrace on Yarborough Road, Grimsby, DN34 4EG. This property offers an exciting opportunity for first-time buyers, investors, or families seeking a home with great potential in a prime town centre location.

The house is well kept but would also benefit from some updating, allowing the new owners to add their own personal touches. Internally, there are three well-proportioned bedrooms and one bathroom fitted with a shower over the bath, sink, and WC. The substantial large through reception room serves as both a lounge and diner, providing a comfortable space for relaxing or entertaining, and features a stove for added character and warmth. The fitted kitchen includes integrated oven and hob, catering to your culinary needs.

Externally, the property boasts solar panels(owned), offering energy efficiency, and a useful garage providing valuable additional storage or parking. The pleasant rear garden creates a private outdoor retreat, ideal for families or those who enjoy gardening.

Located within easy reach of public transport links, reputable schools, local amenities, and the town centre, this property presents an excellent combination of convenience and potential. Arrange a viewing today to fully appreciate the value and possibilities this home has to offer.

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.

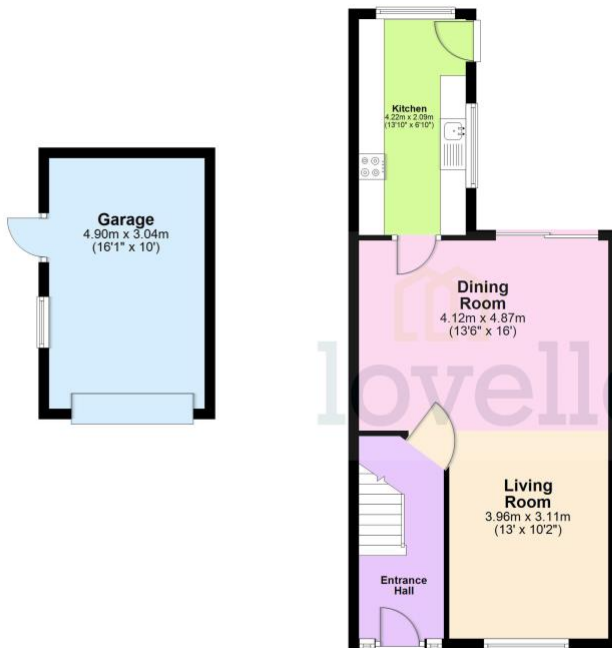
Mobile and broadband

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



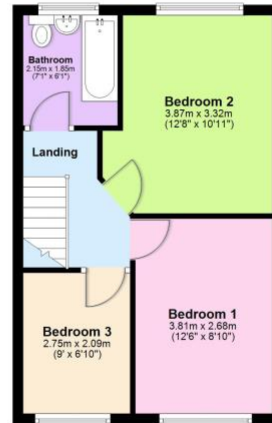
Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 100.7 sq. metres (1083.4 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.

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