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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Worlaby Road

Grimsby
DN33 3JT

Monthly Rental Of £875
Deposit Of £875

This beautifully presented three-bedroom semi-detached home offers exceptional living space and modern amenities throughout, perfect for families or professionals seeking a comfortable and stylish home in a desirable location. Step inside to a spacious kitchen/diner, designed with ample storage and food preparation areas, featuring integrated appliances including an electric oven and a five-ring gas burner for easy and efficient cooking. To the rear, a charming brick-built conservatory provides a cozy additional living space, perfect for relaxing while overlooking the garden. The two larger bedrooms come complete with integrated wardrobes, offering plenty of storage space, while the family bathroom is well-appointed with a basin, WC, and a P-shaped bath with a shower overhead... further details available online.

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Front

The front of the property is set back from the road with a well kept garden and off-road parking for multiple cars.

Hallway

11' 7" x 5' 11" (3.53m x 1.81m)

The hallway is welcoming and provides access to the lounge and kitchen diner. There is a cupboard under the stairs for additional storage.

Lounge

13' 2" x 12' 6" (4.01m x 3.81m)

The lounge is neutrally decorated with laminate floor and painted off-white. There is a large double glazed window to the front elevation allowing plenty of natural light, and a feature fireplace.

Kitchen/Diner

18' 10" x 8' 11" (5.73m x 2.72m)

The kitchen/diner spans the full width of the house providing ample space for food storage and preparation. The kitchen has an integrated electric oven, five-ring gas burner, extractor hood and space under counter for a washing machine. In addition, the kitchen has a breakfast bar and enough space for a dining table.

Conservatory

10' 5" x 8' 2" (3.17m x 2.48m)

The conservatory is brick built and provides an area to sit and admire the well presented garden. With glazing to all aspects and a south-west facing garden, the room really is a sun trap.

Bedroom One

13' 7" x 10' 6" (4.14m x 3.19m)

The larger of the three bedrooms is located at the front of the property and is fitted with integrated wardrobes along the full stretch of one wall providing ample storage and reducing the cost of furnishing the room. The room is painted with neutral decor and has laminate flooring along with a large double glazed uPVC window to the front elevation.

Bedroom Two

11' 7" x 9' 1" (3.52m x 2.78m)

The second bedroom is also a good size double and follows the same decoration pattern as the first with neutral decor and laminate flooring. The room also has integrated storage with sliding mirrored doors and a double glazed window to the rear elevation.

Bedroom Three

8' 0" x 7' 7" (2.45m x 2.32m)

The third bedroom is a smaller bedroom suitable for use as an office space or nursery. It is fitted with laminate flooring and decorated in neutral colours.

Bathroom

6' 11" x 5' 5" (2.1m x 1.65m)

The family bathroom is fitted with a P-shaped bath, vanity basin and WC with shower over the bath.

Outhouse/Utility Room

15' 0" x 8' 7" (4.56m x 2.62m)

There is a spacious detached outhouse/utility room accessed via the garden which is fitted with a WC, hand basin and electric hot tap. The room provides a nice retreat from the house which can be furnished or utilised in a number of ways.

Garden

The garden is well kept and fairly low maintenance with the main area being decoratively paved, and a astrotrurfed sitting area in the back corner.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

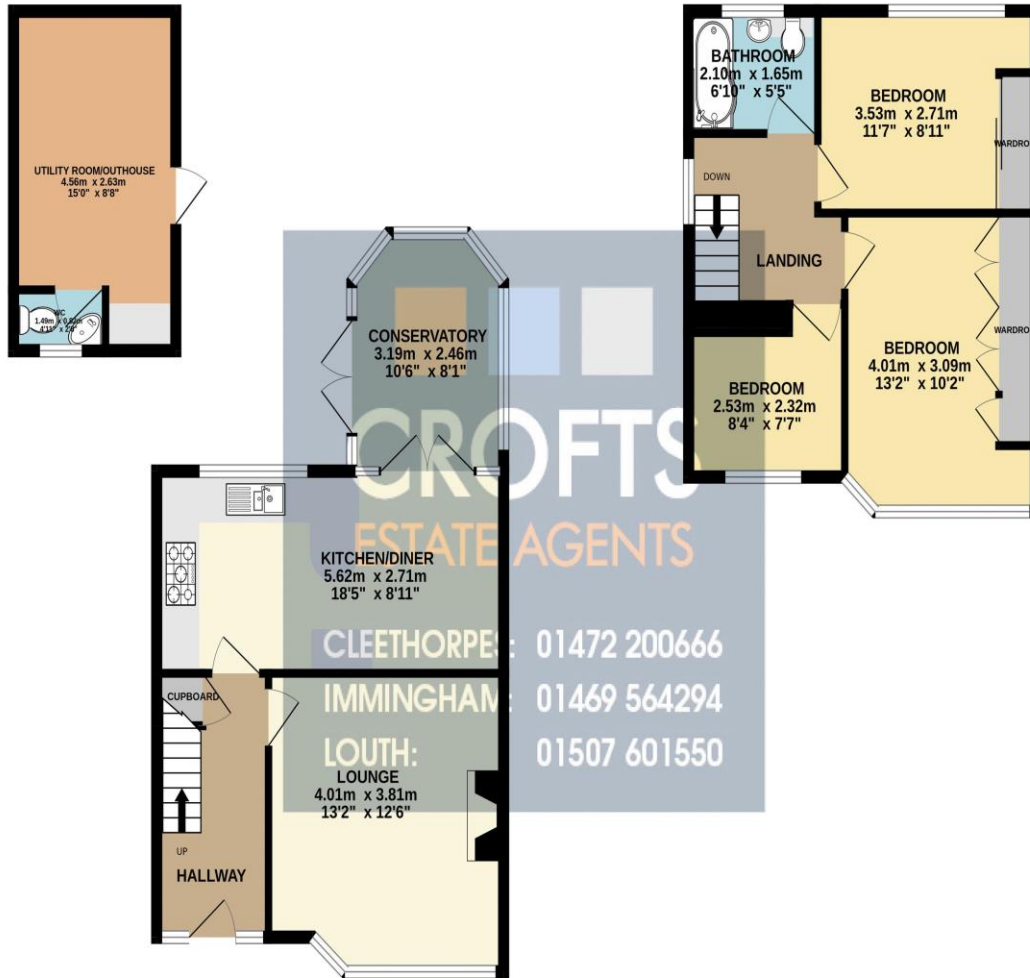
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
55.4 sq.m. (596 sq.ft.) approx.

1ST FLOOR
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 91.3 sq.m. (982 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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