

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



26 Parklands, West Butterwick, DN17 3LF

- 2 Bedroom end terrace house • Good sized Lounge • Shower Room •
- Gas Central Heating • PVCu Double Glazing • Enclosed rear garden with beautiful countryside views • NO CHAIN



£120,000



Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu double glazed exterior door, radiator and staircase leading off.

KITCHEN (4.12m x 2.47m) Base cabinets, work top, stainless steel sink, oven, 4 ring hob with extractor above, space for fridge and freezer and plumbing for washing machine. Radiator, 3 windows and side PVCu exterior door.

LOUNGE (6.12m x 3.06m) Front and rear facing windows, wooden fire surround with gas fire and 2 radiators.

First Floor

LANDING
Double glazed window and radiator.

BEDROOM 1 (4.60m x 3.07m) 2 front facing windows and 2 radiators.

BEDROOM 2 (3.89m x 2.78m) rear facing window and radiator.

SHOWER ROOM (2.10m x 1.54m) cabinet wash basin and toilet, corner shower cubicle, tiled flooring, towel radiator, extractor and rear facing window.

OUTSIDE

Enclosed front garden with pathway leading to the front entrance door and side of the property. Rear lawned garden with patio area.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'A' (on-line enquiry)

TENURE

Freehold.
The property is currently occupied by a tenant. Notice to quit has been served so vacant possession will be available from 15th January 2027.

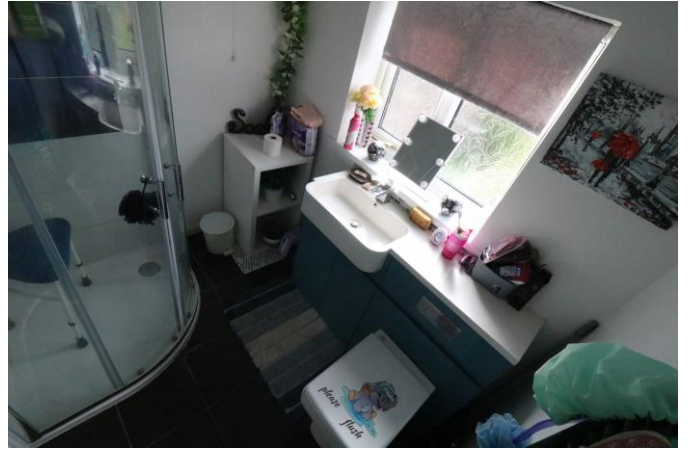
VIEWING

Strictly by prior appointment through
Grice & Hunter 01427 873684

PLANS

For indicative illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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