

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 148 HUMBERSTONE ROAD, GRIMSBY

**PURCHASE PRICE £85,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£85,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 148 HUMBERSTONE ROAD, GRIMSBY

Nestled on Humberstone Road in the heart of Grimsby, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with no chain, this property is conveniently located near local amenities and schools, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge/diner, perfect for relaxing or entertaining guests. The kitchen/breakfast area is well-appointed and features a convenient WC, enhancing the practicality of the home.

The first floor boasts two inviting bedrooms, providing ample space for rest and relaxation. A well-equipped bathroom completes this level, ensuring all essential facilities are within easy reach.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find both front and rear gardens, offering a delightful space for outdoor activities or simply enjoying the fresh air.

This terraced house is not only a lovely home but also a promising investment opportunity. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this property your own.

\*\*\*Please note this property is sold as seen and that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.\*\*\*

### ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation and an under stairs cupboard. A central heating radiator, a light and coving to the ceiling.

### LOUNGE/DINER

21'1 into bay x 10'7 decreasing to 8'0 (6.43m into bay x 3.23m decreasing to 2.44m)

With a u.PVC double glazed bay window to the front and a u.PVC double glazed window to rear, a marble effect back and hearth with a coal effect gas fire. Two central heating radiators, a light and coving to the ceiling.



**LOUNGE/DINER**



**KITCHEN**

21'11 decreasing to 18'1 x 8'5 (6.68m decreasing to 5.51m x 2.57m)

With a range of white wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An electric oven, a gas hob with a stainless steel extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator and two lights to the ceiling.



**KITCHEN**



**WC**

2'7 x 3'8 (0.79m x 1.12m)

With a toilet and a wall mounted sink with chrome taps. A u.PVC double glazed window, a central heating radiator, a tiled floor and a light to the ceiling.

**LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light and loft access to the ceiling.

**BEDROOM 1**

13'8 x 12'2 into bay (4.17m x 3.71m into bay)

This double bedroom to the front of the property with two u.PVC double glazed windows, a built in wardrobe and airing cupboard housing the central heating boiler. A central heating radiator and a light to the ceiling.



**BEDROOM 2**

10'4 x 8'11 (3.15m x 2.72m)

With a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



**BATHROOM**

5'9 x 5'2 (1.75m x 1.57m)

Comprising of a panelled bath, chrome taps, a plumbed shower and a glass shower screen, a cabinetised sink and toilet with chrome fittings. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



## 148 HUMBERSTONE ROAD, GRIMSBY

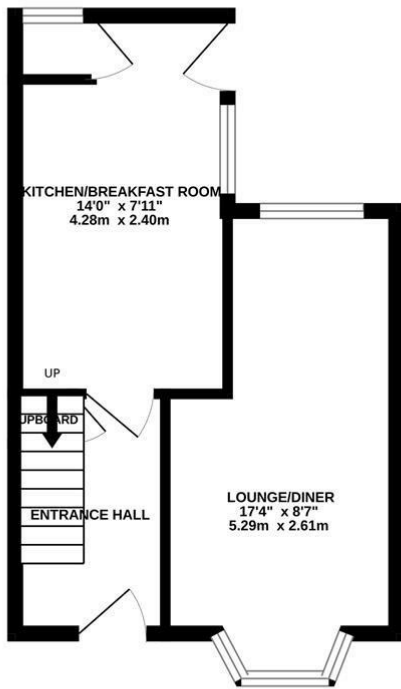
### OUTSIDE

The front garden has a wrought iron and hedged boundary, a wrought iron gate and has a concrete path to the front door.

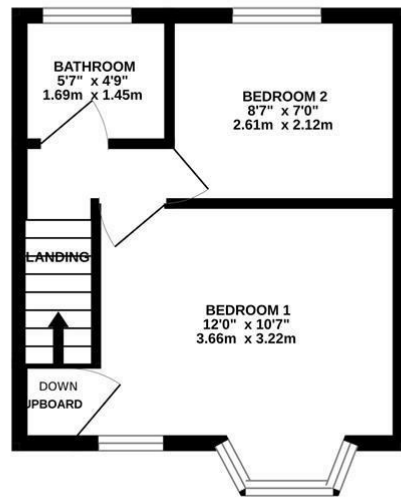
The rear garden has a fenced boundary with a wooden gate and is laid to lawn with a paved patio area. There is a raised decking area with a timber shed.



GROUND FLOOR




1ST FLOOR




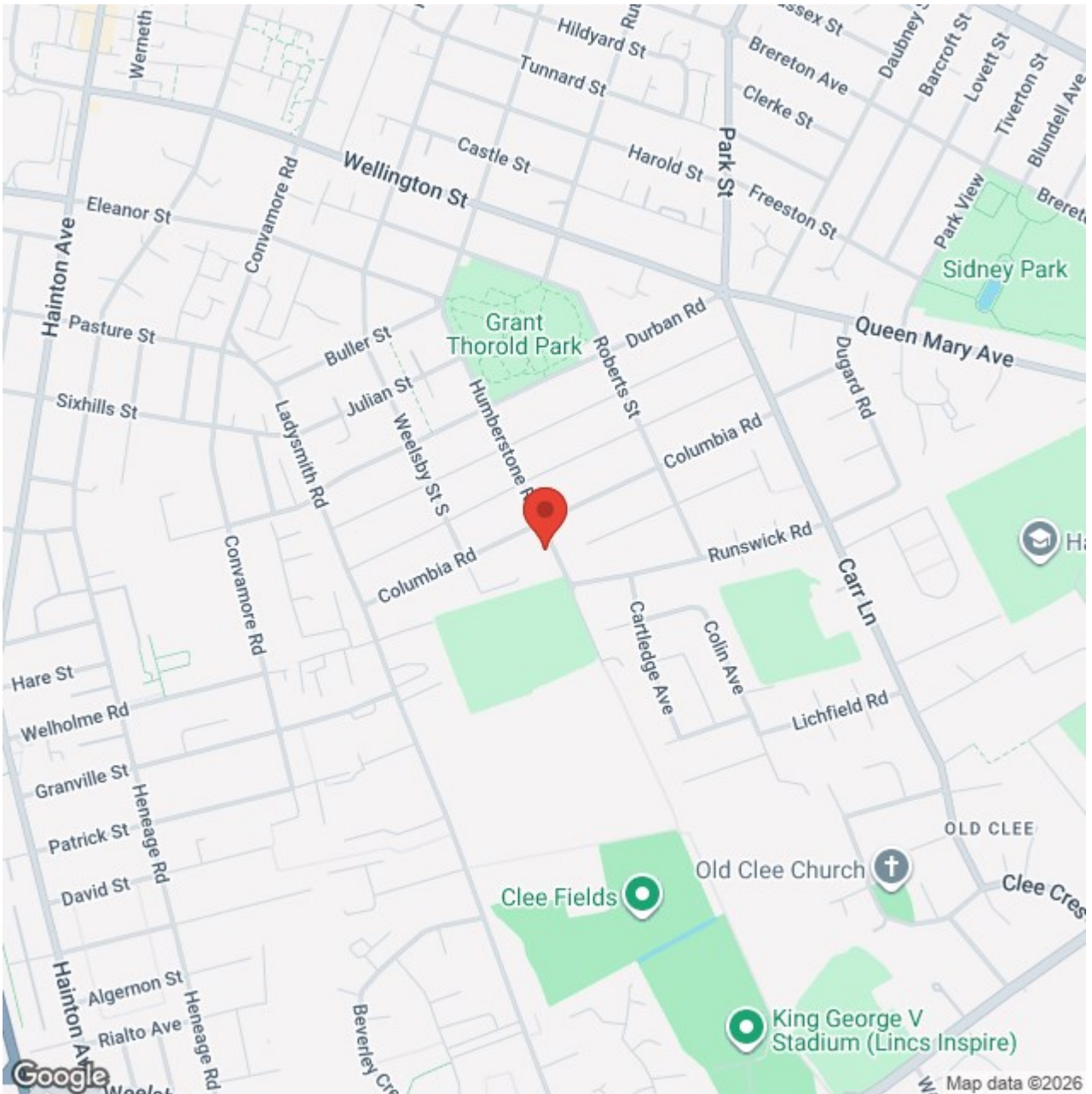
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

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

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland