



8 ARTHUR STREET GRIMSBY, DN31 2HS

£65,000
FREEHOLD

Well-located two double bedroom property in central Grimsby, close to shops, schools and parks. The property offers a spacious lounge, fitted kitchen, family bathroom and an enclosed rear garden.



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DESCRIPTION

An excellent opportunity to acquire this well-positioned two double bedroom investment property located in the heart of Grimsby, within close proximity to local shops, schools, parks and transport links.

The property comprises two spacious double bedrooms, a generous living area, fitted kitchen and family bathroom. Externally, there is an enclosed rear garden, offering low-maintenance outdoor space ideal for tenants.

With a potential rental income of approximately £575 PCM (£6,900 per annum), the property offers investors a strong return, achieving up to 10% gross yield based on the asking price.

This is a ready-made investment opportunity in a popular rental location, appealing to both new and experienced landlords seeking high-yielding property in a well-established residential area.

Early viewing is recommended.

ENTRANCE INTO LOUNGE

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

FAMILY BATHROOM

GARDEN



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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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