



83 Haycroft Street  
Grimsby  
DN31 2HR

**Offers in the Region Of  
£57,500**

PHOTOS DISPLAYED ARE FROM BEFORE CURRENT TENANCY BEGAN - NO FORWARD CHAIN - Crofts estate agents are delighted to offer for sale this mid terrace property which would make an ideal first time purchase and buy to let investment having been rented for £390 PCM. Nearby to Grimsby town centre and a wide variety of local amenities, schools and also good road links. Internal viewing will reveal the lounge, kitchen-diner, bathroom and two double bedrooms. With a low maintenance rear garden and the property also benefits from uPVC double glazing and gas central heating.

## Lounge

12' 2" x 11' 11" (3.70m x 3.64m)

Located at the front of the property with uPVC double glazed window and centrally heated radiator, newly carpeted.

## Kitchen/Diner

12' 2" x 9' 10" (3.70m x 3.00m)

Fitted kitchen with beech effect units and black roll edge worktops, black splashback tiling and magnolia painted walls. uPVC double glazing to the rear elevation, centrally heated radiator. Slated effect cushioned flooring.

## Bathroom

7' 3" x 7' 1" (2.2m x 2.17m)

Matching 3 pc suite with uPVC double glazed window to the side elevation and centrally heated radiator.

## Bedroom One

12' 2" x 11' 11" (3.70m x 3.64m)

Centrally heated radiator and uPVC double glazed window to the front elevation.

## Bedroom Two

12' 2" x 9' 10" (3.70m x 3.0m)

uPVC double glazed window to the rear and centrally heated radiator.

## Rear Garden

Easy maintenance garden with rear access via alleyway.

## 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. 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 and all viewings are strictly by appointment only please.

## Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

## Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



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