



Danes Close, Grimsby, DN32 9AG

FOR SALE - £115,000

CanTERS

Chartered Surveyors

Early viewing is recommended for this investment opportunity. The property comprises a modern two-bedroom mews-style house, situated within this now established and popular residential development off Ladysmith Road.

The accommodation is arranged over two floors and benefits from gas-fired central heating and uPVC double glazing. Briefly, it comprises a living room, kitchen diner and cloakroom to the ground floor, together with two bedrooms and a bathroom to the first floor. Danes Close is conveniently located approximately one mile from Grimsby town centre and has a range of local amenities and facilities nearby, including Lidl supermarket, Clee Fields, Weelsby Medical Centre and Weelsby Woods, together with a regular bus service.

Entrance Sitting Room 4.88m x 3.83m, including staircase With a window to the front aspect and a spindle staircase leading to the first-floor accommodation.

Kitchen Diner 3.83m max x 3.67m max Fitted with a range of wall cupboards and base units with contrasting worktops and upstands, together with an inset sink unit. Integrated appliances include an oven and four-ring gas hob with a stainless steel chimney-style extractor over. There is also space for both a washing machine and tumble dryer. A window overlooks the rear garden, together with a further window to the rear aspect and a uPVC double-glazed door providing access to the garden.

WC Suite comprising a WC and wall-hung basin, with splashback tiling and vinyl flooring.

Landing With access to the loft.

Bedroom One 3.82m x 2.98m With a window to the rear aspect.

Bedroom Two 3.83m maximum x 3.68m maximum With a built-in cupboard.

Bathroom Suite comprising a bath with mixer tap and shower over, low-flush WC and pedestal wash-hand basin, with splashback tiling.

Outside To the rear is a compact, fully paved garden with fenced boundaries and an outside tap.

Tenancy Details The property is let on an assumed periodic tenancy, which commenced on 1 November 2022. The current rent is £630 per calendar month.

Tenure We are verbally advised the property is Freehold.

Council Tax Band: Band B (Subject to confirmation by the Local Authority)

EPC Rating: C (75)

Open Space Management Charge

We are verbally advised that the property is subject to a management charge. The cost for 2026/2027 is understood to be in the region of £200 per annum.

Further Information And To View:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Disclaimer: This floor plan is for illustrative purposes only and is not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and must not be reproduced without prior consent.

ADDITIONAL PHOTOS & PLANS



Entrance Sitting Room



Entrance Sitting Room



Kitchen Diner



Kitchen Diner



WC



Bedroom One

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 03/09/2026

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ADDITIONAL PHOTOS & PLANS



Bedroom Two



Bathroom

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