GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924

25 Vinehall Road, Haxey, DN9 2HU

• A traditional 2 Bedroom Mid-Terrace House • Gas central heating • PVCu Double Glazing • Good sized Lounge/Dining Room • In need of some general updating • • Convenient central village location •

Regulated by RICS

£145,000 NO CHAIN

Energy rating D

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu double glazed front door, radiator and understairs storage cupboard.

LOUNGE/DINING ROOM (5.33m x 3.36m) with 2 radiators and PVCu double glazed patio doors to rear garden.

LOBBY with PVCu double glazed side exterior door and radiator.

STUDY (2.36m x 2.87m) with radiator and PVCu double glazed patio doors to Lean-to.

KITCHEN (3.56m x 2.40m) with front facing PVCu double glazed window, base and wall cabinets including worktops and stainless steel sink. Provision for electric cooker and washer, space for fridge, etc. Radiator and gas central heating boiler.

First Floor

LANDING with front facing PVCu double glazed windows.

BEDROOM 1 (4.17m x 2.95m) with built in wardrobe and airing cupboard, radiator and rear facing PVCu double glazed window.

BEDROOM 2 (3.40m x 2.50m) with radiator and rear facing PVCu double glazing window.

BATHROOM (2.34m x 1.65m) fully tiled including panelled bath with Triton shower over, wash basin and toilet. Radiator and PVCu double glazed window.

OUTSIDE
Front gardens with drop kerb and path to front door. Shared passageway to rear entrance door. Enclosed rear garden.

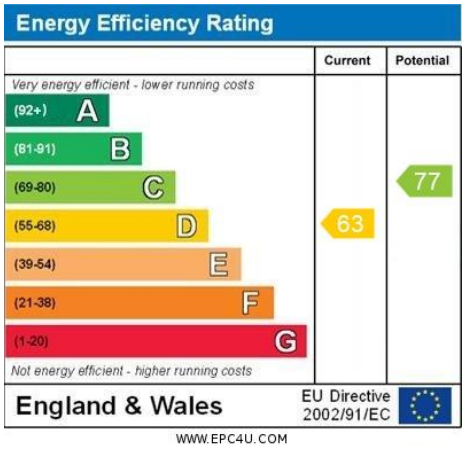
SERVICES (not tested)
Mains water, electricity, drainage and gas. Gas central heating.

LOCAL AUTHORITY
North Lincolnshire Council

COUNCIL TAX Band ‘A’ (on-line enquiry)

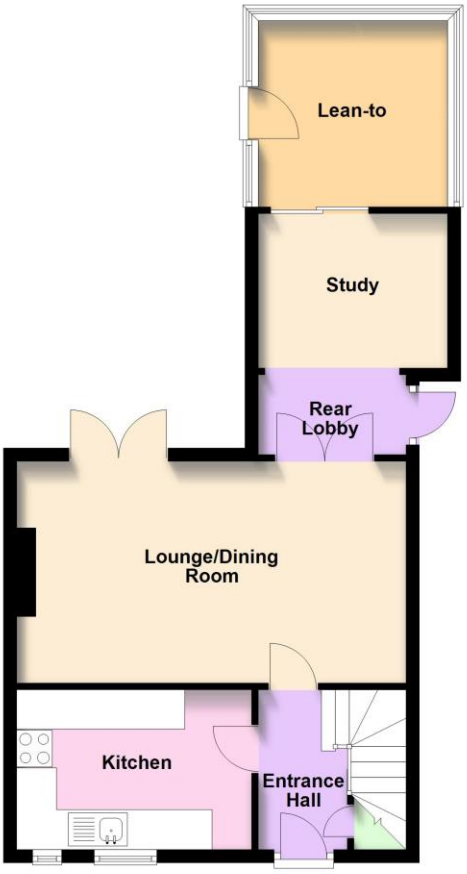
TENURE Freehold.

VIEWING
Strictly by prior appointment through Grice & Hunter 01427 873684



Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)

Total area: approx. 87.6 sq. metres (943.3 sq. feet)

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