

Buy. Sell. Rent. Let.



Yarborough Road, Grimsby



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£129,500



A three-bedroom semi-detached house in a popular Grimsby residential area, offering two reception rooms, a modern shower room, driveway, garage and south-facing garden, with scope for modernisation and convenient access to local amenities,

### Key Features

- Semi-Detached House
- Three Bedrooms
- Modern Shower Room
- Driveway & Garage
- Popular Location
- Viewings Advised
- EPC rating D
- Tenure: Freehold



For sale: a three-bedroom semi-detached house in a popular residential area of Grimsby, well positioned for local amenities, schools and transport links.

The ground floor offers a welcoming hallway leading to two reception rooms. The front lounge features a bay window and Yorkshire stone surround, while the rear dining room benefits from sliding doors opening directly to the garden. The kitchen provides wall and base units, oven with gas hob, sink and dual-aspect windows. The property needs modernising, offering scope for buyers to update to their own requirements.

Upstairs, there are two double bedrooms, both with built-in wardrobes, plus a third bedroom with built-in storage that is suited as a box room or study. The bathroom is very modern, comprising a walk-in shower, WC, sink and towel radiator.

Outside, there is a driveway and garage, together with a pleasant south-facing garden, ideal for making the most of the available sunlight. The property also benefits from uPVC double glazing and gas central heating.

The house is conveniently placed for local shops and services in Grimsby, with further facilities available in the town centre. Nearby schools include a choice of primary and secondary options within a short drive. There are accessible walking routes and green spaces in the surrounding area. Public transport links are available via local bus services, with Grimsby Town railway station providing connections towards Cleethorpes, Lincoln and beyond, with journey times to Lincoln of around one hour. This property may appeal to first-time buyers, families and investors.

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and broadband

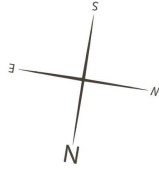
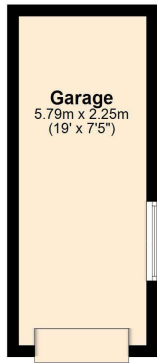
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Subject to Probate

Whilst a Grant of Probate has been formally applied for, the sellers do require receipt of the Grant prior to completion of the sale. We are advised the average time for a Grant of Probate to be issued is 11 weeks from the date of application. Prospective purchasers must consider and factor this into their required timescales.

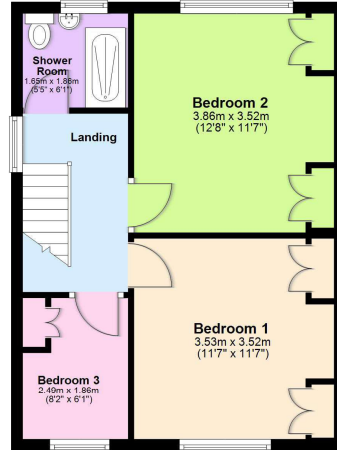
### Ground Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



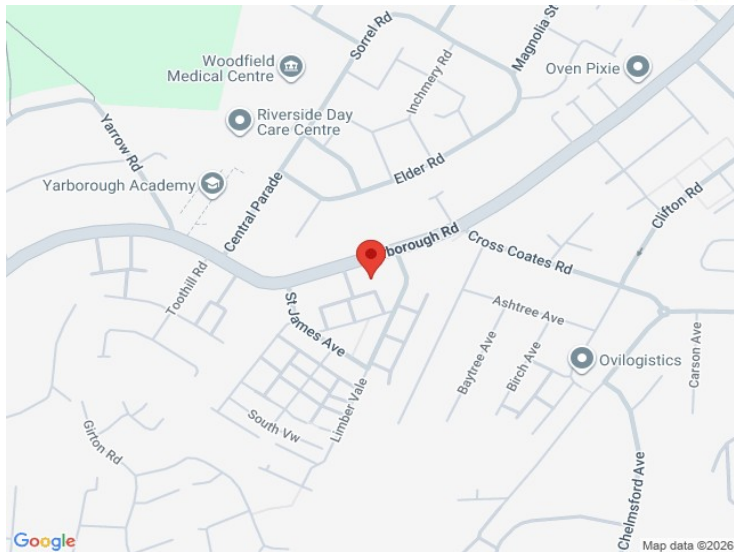
### First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 107.7 sq. metres (1159.0 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using PlanUp.



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