



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



83 Haycroft Street  
Grimsby  
DN31 2HR

**£55,999**

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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### 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

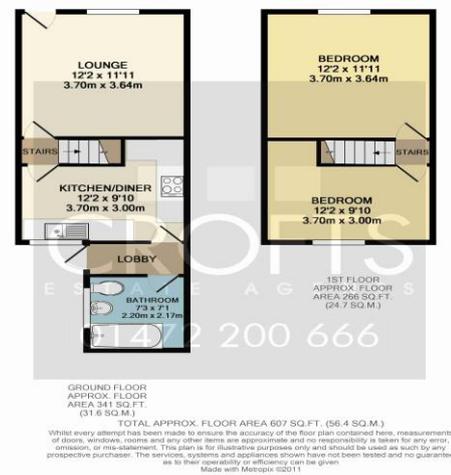
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### 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



**DISCLAIMER** - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.