



43 Henry Street Grimsby, North East Lincolnshire DN31 2JA

We are delighted to offer for sale this TWO BEDROOM MID TERRACE PROPERTY ideal for a first time buyer or investment landlord situate on the edge of Grimsby Town centre close to all local amenities, good bus route and easy access to the Humber Bank. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Lounge, kitchen diner, bathroom (Ground Floor) and to the first floor two double bedrooms. Enjoying enclosed front and rear gardens. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Over £65,000

- IDEAL INVESTMENT OR FIRST TIME BUY
- MID TERRACE PROPERTY
- KITCHEN DINER
- LOUNGE
- BATHROOM (GROUND FLOOR)
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a glazed uPVC door into the lounge.

LOUNGE

12'9" x 12'8" (3.91 x 3.87)

The lounge has a uPVC double glazed window to the front aspect, coving to the ceiling, newly laid carpeted flooring, radiator and wall mounted gas fire.



LOUNGE



INNER HALLWAY

Leading to the kitchen diner with a large understairs storage cupboard.

KITCHEN DINER

10'0" x 9'5" (3.06 x 2.89)

The kitchen benefits from a range of cream fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas oven and hob and ample space for a freestanding fridge freezer and automatic washing machine. Finished with tiled flooring, radiator, uPVC double glazed window to the aspect and a glazed uPVC door leading to the rear garden. Carpeted stairs leading to the first floor.



KITCHEN DINER



KITCHEN DINER



BATHROOM (GROUND FLOOR)

8'0" x 5'11" (2.46 x 1.81)

The ground floor bathroom benefits from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc, having partly tiled walls with tiled flooring, radiator and uPVC double glazed window to the rear aspect.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with loft access to the ceiling. Original connecting doors.

BEDROOM ONE

12'10" x 12'8" (3.92 x 3.88)

The first double bedroom is to the front of the property and has a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

10'1" x 9'7" (3.09 x 2.94)

The second double bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring and Radiator. Wall mounted boiler.



BEDROOM TWO



OUTSIDE

THE GARDENS

The property stands with a low maintenance front garden with walled boundaries and wrought iron access gate and an enclosed rear garden with a mixture of fenced and walled boundaries, lawn area and hardstanding patio and rear wooden gate leading to a secure passage way.



THE GARDENS



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

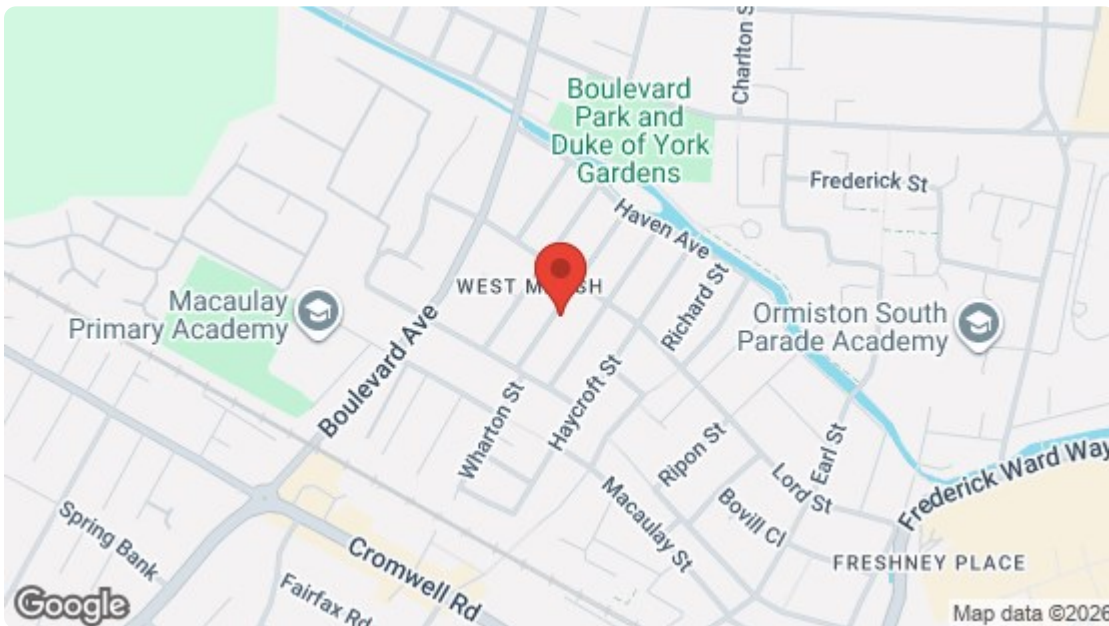
EPC -

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.