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



Yarborough Road

Grimsby
DN34 4DL

Offers in the Region Of £169,950

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Property Introduction

Early viewing is recommended on this three bedroom traditional semi-detached house located within this established location offering a good range of local amenities, road access and local schools. This lovely property benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, bay fronted lounge, dining room, kitchen, cloakroom, landing, three bedrooms and a bathroom. Front and rear gardens with ample off road parking. The rear garden is a lovely size and ideal for the family market and enjoys a southerly facing aspect.

Entrance Hallway

Offering composite entry door to the front elevation with adjoining and over head glazed panels. Coving to the ceiling and dado rail to the walls. Central heating radiator. Staircase to the first floor with storage cupboard and cloakroom beneath.

Cloakroom

4' 11" x 2' 9" (1.501m x 0.841m)
uPVC double glazed window to the side elevation. Equipped with a close coupled w.c and wash basin. Electric radiator. Fitted extractor. Tiled splashback.

Lounge

11' 1" plus bow x 12' 1" (3.375m x 3.676m)
Pleasantly presented and having a uPVC double glazed bow window to the front elevation. Coving and rose to the ceiling and

plate rack to the walls. Living flame gas fire with surround. Opening to the dining room.

Dining Room

12' 9" x 12' 1" (3.888m x 3.684m)
Plate rack to the walls and coving and rose to the ceiling. Gas fire with surround. uPVC double glazed French doors to the rear elevation opening to the conservatory.

Conservatory

13' 6" x 10' 0" (4.123m x 3.055m)
uPVC double glazed along with French doors out to the garden. Door also into the kitchen.

Kitchen

17' 6" x 6' 4" (5.323m x 1.942m) maximums
The kitchen is presented in two halves offering uPVC double glazed window to the rear and two to the side. Offering a good array of fitted wall and base units with contrasting work surfacing with inset sink and drainer. Splashback tiling. Stoves four ring gas hob with brushed steel chimney extractor over. Eye level double oven. Vokera gas boiler. Plumbing for automatic washing machine.

First Floor Landing

Coving and loft access to the ceiling. uPVC double glazed window to the side elevation.

Bathroom

6' 0" x 5' 9" (1.832m x 1.742m)

uPVC double glazed window to the front elevation. With tiled walls, the bathroom is fitted with a close coupled w.c, pedestal wash hand basin and panelled bath with shower fitment. Chrome effect central heating radiator.

Bedroom One

12' 2" x 11' 2" into wardrobes (3.696m x 3.416m)

uPVC double glazed window to the front elevation. Coving the ceiling. Central heating radiator. Fitted wardrobes.

Bedroom Two

11' 8" x 11' 1" into wardrobes (3.566m x 3.385m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe.

Bedroom Three

8' 8" x 7' 2" (2.631m x 2.181m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

Outside

The front is majority paved creating ample off road parking for several vehicles and standing for a caravan or similar. Gated access takes you through to the rear. One of the selling points as to also be the good sized rear garden which enjoys a southerly facing aspect and has patio area and lawn. Brick detached garage and greenhouse .

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, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

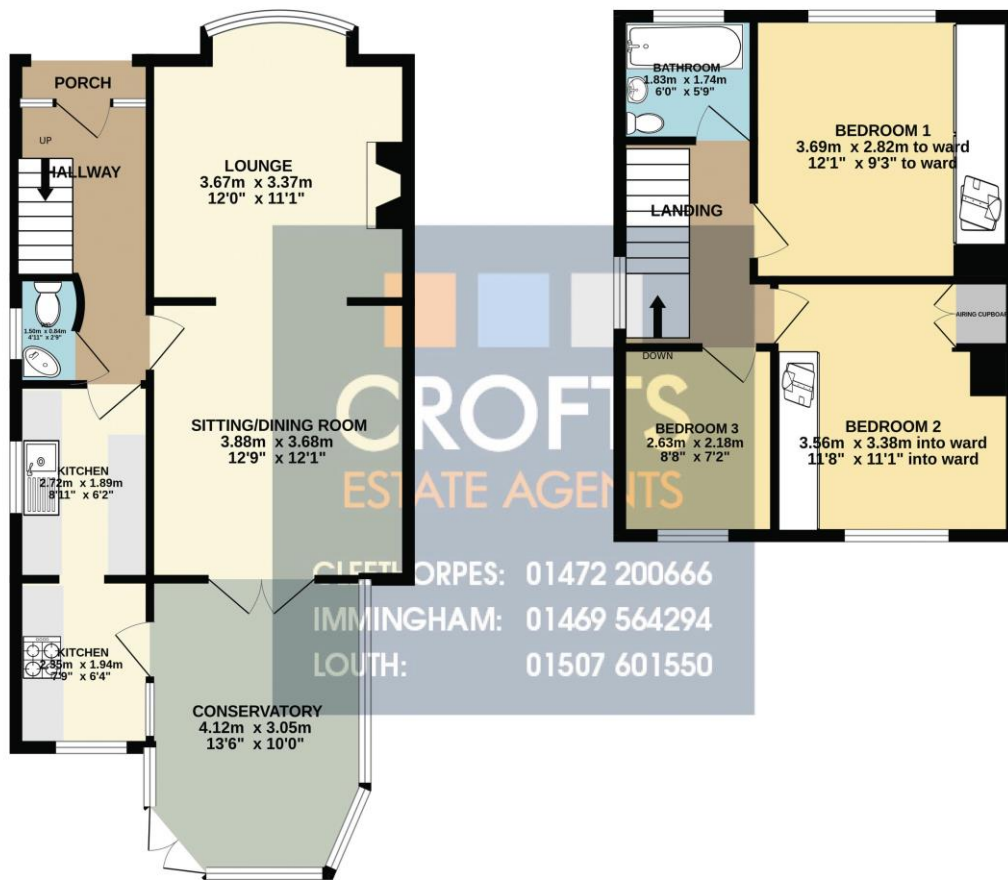
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
57.2 sq.m. (616 sq.ft.) approx.

1ST FLOOR
39.7 sq.m. (428 sq.ft.) approx.



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TOTAL FLOOR AREA - 97.0 sq.m. (1044 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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