

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 98 WINTRINGHAM ROAD, GRIMSBY

**PURCHASE PRICE £75,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£75,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 98 WINTRINGHAM ROAD, GRIMSBY

Nestled on Wintringham Road in Grimsby, this charming mid-terrace house presents an excellent investment opportunity, as it is being sold with a tenant already in situ. The property is conveniently located within walking distance of the town centre and a variety of local amenities, making it an attractive option for both investors and those seeking a comfortable home.

Upon entering, you are welcomed by an inviting entrance hall that leads to two well-proportioned reception rooms, including a cosy lounge and a dining room, perfect for entertaining guests or enjoying family meals. The kitchen is functional and provides ample space for culinary pursuits.

The first floor boasts two bedrooms, offering a peaceful retreat for rest and relaxation. Additionally, there is a bathroom and a separate shower room, catering to the needs of modern living.

This property benefits from double glazing throughout, ensuring warmth and energy efficiency, while the gas central heating system provides comfort during the colder months. The low maintenance gardens add to the appeal, allowing for easy outdoor enjoyment without the burden of extensive upkeep.

In summary, this terraced house on Wintringham Road is a fantastic opportunity for those looking to invest in a property with a reliable tenant in place, all while being conveniently located near the heart of Grimsby.

### **ENTRANCE HALL**

Through a u.PVC double glazed front door into the hall with laminate to the floor, stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.

### **LOUNGE**

11'11 x 9'9 (3.63m x 2.97m)

The lounge to the front of the property with a u.PVC double glazed bow window, a central heating radiator, a light and coving to the ceiling.



## 98 WINTRINGHAM ROAD, GRIMSBY

### **DINING ROOM**

11'11 x 13'2 (3.63m x 4.01m)

With u.PVC double glazed French doors, laminate to the floor, a central heating radiator, under stairs storage area, a light and coving to the ceiling.



### **KITCHEN**

13'11 x 7'5 (4.24m x 2.26m)

With a range of white wall and base units with contrasting work surfaces and a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, part tiled walls, a built in cupboard with plumbing for a washing machine, a central heating radiator, laminate to the floor and a light to the ceiling.

### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.



## 98 WINTRINGHAM ROAD, GRIMSBY

### **BEDROOM 1**

12'0 x 13'2 (3.66m x 4.01m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard, a light and coving to the ceiling.



### **BEDROOM 2**

11'0 x 9'9 (3.35m x 2.97m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

**BATHROOM**

7'5 x 4'6 (2.26m x 1.37m)

The bathroom with a white suite comprising of a paneled bath, a pedestal wash hand basin and a WC all with chrome fittings. There is a u.PVC double glazed window, part tiled walls, a tiled floor, a white ladder style central heating radiator and a light to the ceiling.



**SHOWER ROOM**

7'7 max x 6'3 max (2.31m max x 1.91m max)

The shower room which could be converted back into a bedroom. With a shower enclosure with a plumbed shower and tiling to the shower area. A u.PVC double glazed window, a built in cupboard housing the central heating boiler, a white ladder style central heating radiator, a tiled floor and a light to the ceiling.



## 98 WINTRINGHAM ROAD, GRIMSBY

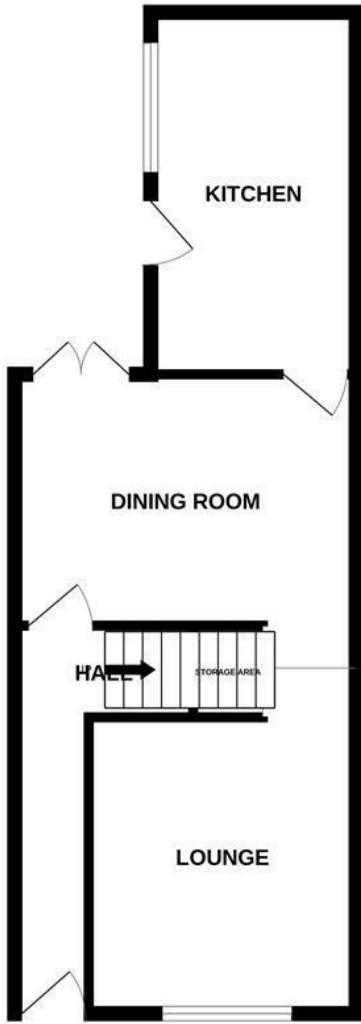
### OUTSIDE

The front garden has a walled and fenced boundary with a wrought iron gate and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers for ease of maintenance.



GROUND FLOOR




1ST FLOOR




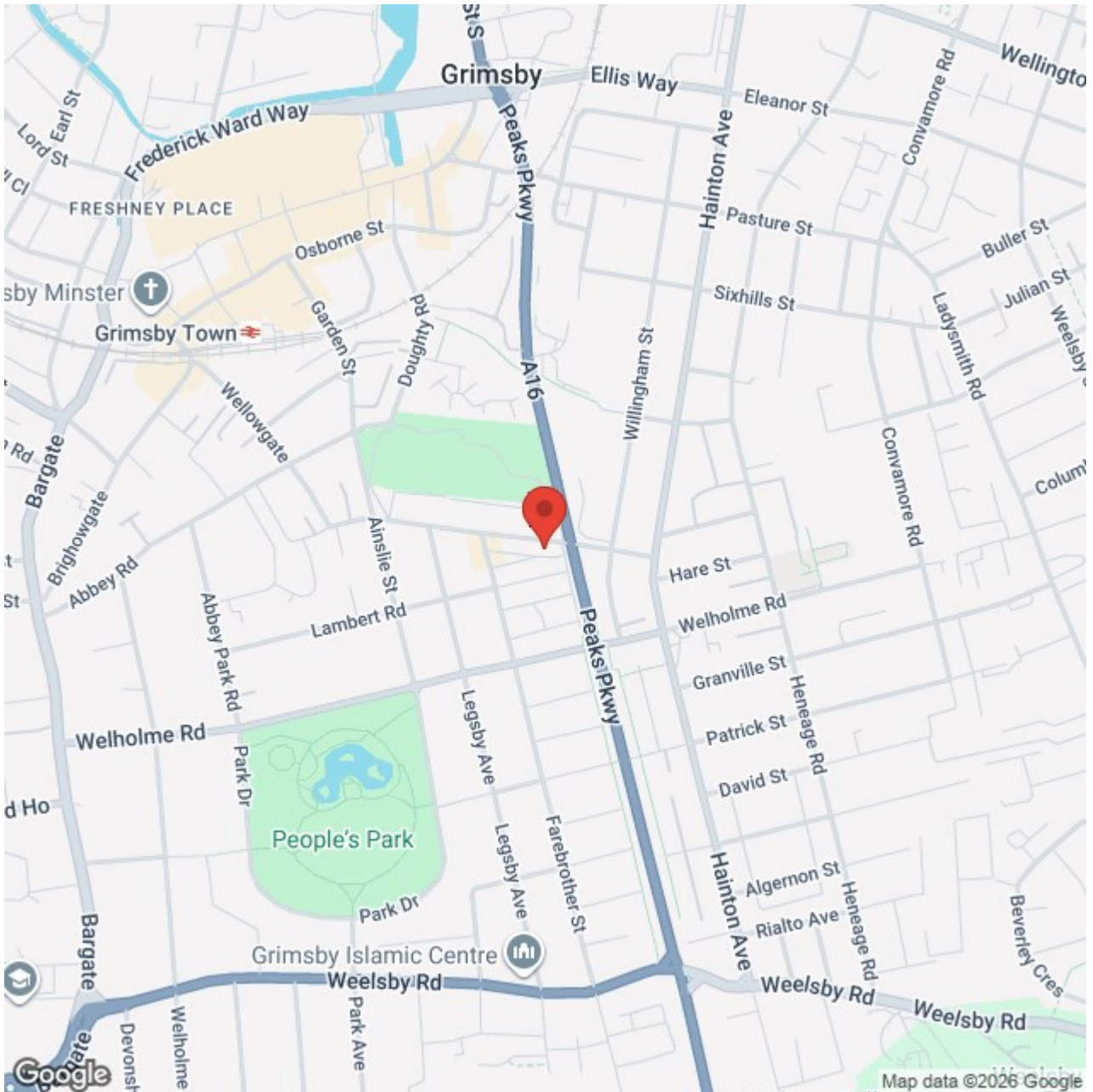
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>71</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### MORTGAGE ADVICE

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

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

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland