



17 HOLLY MEWS

GRIMSBY, DN34 4GL

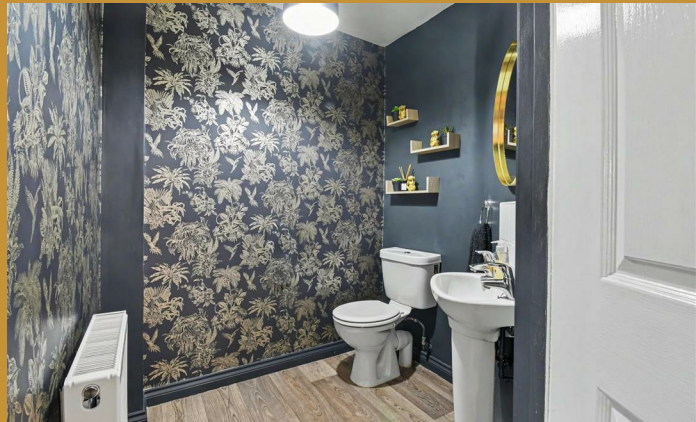
£39,150
FREEHOLD

Beautifully presented two double-bedroom home available on a 29% shared ownership basis. Offering a spacious dining kitchen, downstairs WC, generous storage, allocated parking, and a newly installed air source heat pump for low-cost, energy-efficient living. Ideally located close to schools, doctors' surgeries, local amenities, and excellent transport links. Monthly rent on the remaining share is £213.36.



WWW.BILTONS.CO.UK
01724 642002

17 HOLLY MEWS



DESCRIPTION

Beautifully Presented Two Double Bedroom Home – 29% Shared Ownership

A fantastic opportunity to purchase a 29% shared ownership in this beautifully presented two double-bedroom home, offering stylish, modern accommodation in a popular residential location.

Finished to a high standard throughout, the property briefly comprises a welcoming entrance hall, a convenient downstairs WC, a spacious lounge, and a contemporary dining kitchen with ample space for both cooking and entertaining. To the first floor are two generous double bedrooms, a modern family bathroom, and excellent built-in storage.

The property also benefits from an allocated parking space and is ideally positioned close to local schools, doctors' surgeries, shops, and excellent public transport links, making it an ideal choice for first-time buyers, young families, or those looking to downsize.

A particular highlight is the newly installed air source heat pump, providing an energy-efficient heating system and helping to keep utility costs low. A selection of fixtures, fittings, and appliances may be available by separate negotiation.

The current monthly rent on the remaining share is £213.36, making this an affordable route onto the property ladder without compromising on quality or location.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

LOUNGE

DOWNSTAIRS W.C

KITCHEN DINING ROOM

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BATHROOM

GARDENS AND PARKING

17 HOLLY MEWS





17 HOLLY MEWS

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

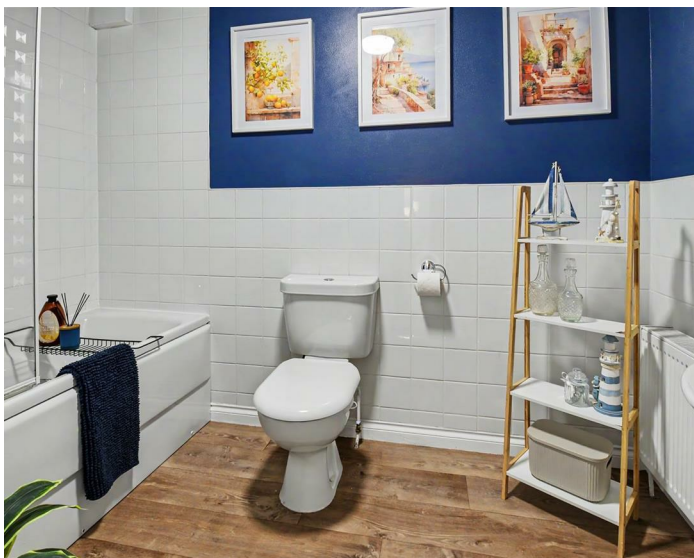
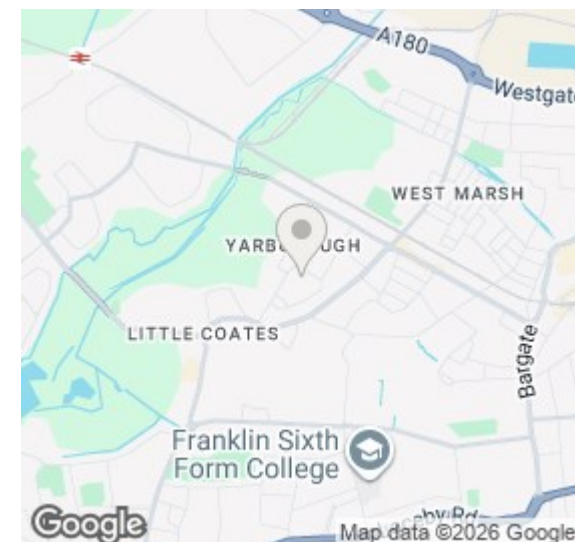




Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>

BILTONS
 THE PERSONAL
 AGENTS

WWW.BILTONS.CO.UK

01724 642002