



Kettlewell Street, Grimsby, DN32 0JF

**FOR SALE - £85,000 (Subject to existing tenancy)**

**CanTERS**

Chartered Surveyors

A traditional bay-fronted three-bedroom mid-terraced house let on an assumed periodic tenancy. The property is situated within this established and popular residential area off Farebrother Street, Grimsby, being conveniently located for Grimsby town centre, Peoples Park and the railway station. Local schools nearby include Lisle Marsden Church of England Academy and Oasis Academy Wintringham.

The accommodation, arranged over two floors and benefiting from uPVC double glazing, a gas-fired central heating system and solar panels, briefly comprises: hallway, through living/dining room, kitchen, rear lobby and bathroom to the ground floor. To the first floor are three bedrooms.

**Open Porch** With uPVC entrance door and top light over.

**Hallway** With stairs leading to the first floor accommodation.

### **Through Sitting / Dining Room**

**Sitting Area** 3.17m x 3.45m Having a walk-in bay window to the front aspect and coving to the ceiling.

**Dining Area** 3.71m x 3.33m With window overlooking the rear aspect.

**Kitchen** 3.95m x 2.72m Fitted with a range of wall and base units incorporating contrasting work surfaces and a stainless steel sink and drainer unit with mixer tap. Integrated oven with four-ring gas hob and chimney-style extractor above. Space is provided for both a washing machine and tumble dryer. Wall-mounted central heating boiler and window to the side elevation.

**Rear Lobby** With uPVC part double glazed external door.

**Bathroom** Fitted with a white suite comprising panelled bath with mixer tap, low flush WC, vanity wash hand basin and separate shower enclosure. Tiled walls and flooring together with recessed ceiling downlights. Two windows to the rear elevation.

**Landing** With cupboard off and providing access to all three bedrooms.

**Bedroom 1** 4.29m x 3.44m With window to the front elevation.

**Bedroom 2** 3.78m x 2.68m With window to the rear elevation.

**Bedroom 3** 3.82m x 2.76m

**Outside** To the front of the property is a walled forecourt with cast iron access gate. The rear garden includes a paved patio area, concrete pathway and enclosed boundaries formed by a mixture of walling and fencing.

**Tenancy Details** The property is let on an assumed periodic tenancy which commenced on 5 December 2025. The current rent is £575 per calendar month.

**Tenure** We are verbally advised that the property is of freehold tenure, although we are awaiting formal confirmation from the vendor's solicitor.

**Council Tax Band:** 'A' NB: This can be reviewed by the Local Authority.

**Solar Panels** We are advised by the vendor that the contract for the solar panels are the original FIT tariff contracts which end December 2036. We are also advised that the income per annum ranges from £1,200 to £1,500 per annum. Please contact this office for further confirmation.

**EPC Rating:** 'C (72)'

### **FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/05/2026

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## ADDITIONAL PHOTOS & PLANS



Sitting Area



Dining Area



Kitchen



Bathroom



Bedroom 1



Bedroom 2

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## ADDITIONAL PHOTOS & PLANS



Bedroom 3



Rear Garden

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