



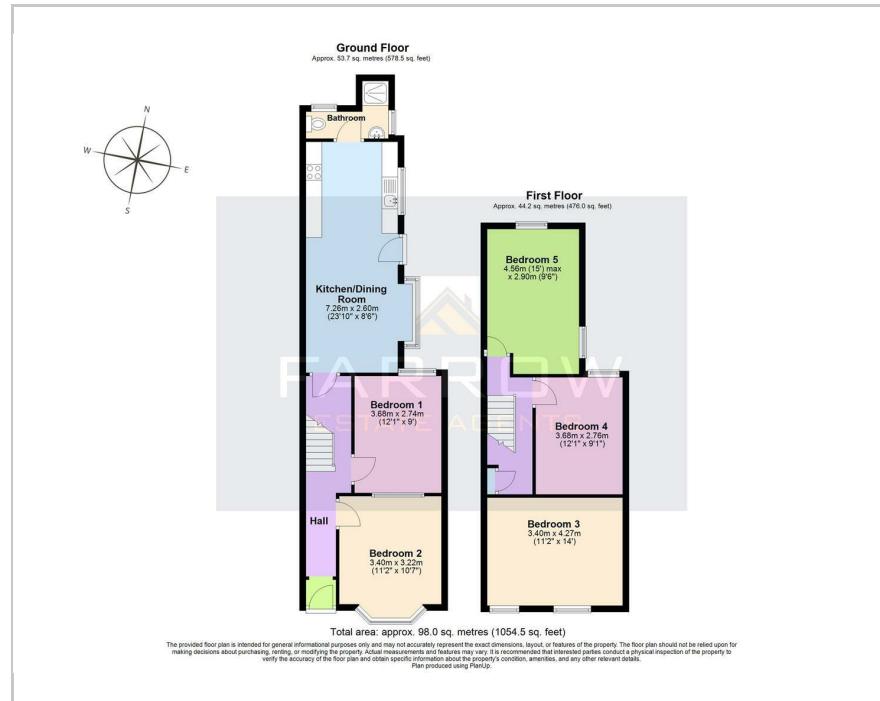
**FARROW**  
ESTATE AGENTS



59 Patrick Street, Grimsby, DN32 9NT  
Offers in excess of £110,000

5 1 2 D

## Floor Plan

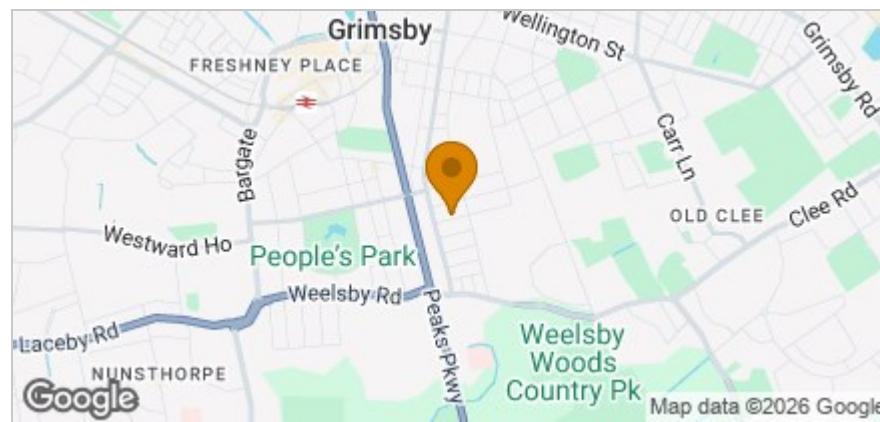


## Accommodation

- Great Investment Opportunity
- Preferably Cash Purchase Only
- Gas Central Heating
- Potential Annual Income of £22k
- Short Walk To Amenities
- Five Good Sized Bedrooms
- Prominent Grimsby Location
- Easy Access To Grimsby Town Centre
- Nearly HMO Ready For The New Buyer
- Council Tax Band A



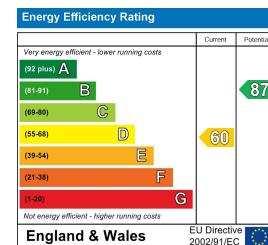
## Area Map



## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.