



# CROFTS ESTATE AGENTS

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Ripon Street

Grimsby  
DN31 2HG

Offers in the Region Of £85,000

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### Property Introduction

This modern, extended end-terrace property on Ripon Street, Grimsby offers well-presented and versatile accommodation, ideal for first-time buyers, growing families or investors alike. The ground floor is arranged to provide comfortable and practical living space, beginning with a welcoming lounge that flows through to a separate dining room, perfect for everyday living and entertaining. To the rear, the property benefits from a modern fitted kitchen with ample storage and worktop space, complemented by a stylish ground floor bathroom, finished to a contemporary standard. Upstairs, the property continues to impress with three generous double bedrooms, all well-proportioned and tastefully decorated, offering flexible space for family life, home working or guest accommodation. Externally, the home enjoys a spacious rear garden, providing an excellent outdoor area for relaxation, play or entertaining during the warmer months. As an end-terrace, the property also benefits from added privacy and a wider feel than many comparable homes. Located within easy reach of local amenities, schools and transport links, this attractive home is modern throughout and ready to move into, making it an excellent opportunity in a popular residential location. Early viewing is highly recommended to appreciate the space and presentation on offer.

### Lounge

10' 4" x 12' 2" (3.15m x 3.70m)

The lounge has a window and door to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Stairs

Carpeted stairs lead to the first floor.

### Dining Room

10' 11" x 12' 2" (3.34m x 3.70m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen

10' 5" x 7' 4" (3.18m x 2.24m)

The kitchen has a window to the side elevation, a tiled floor and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

### Lobby

Off the kitchen with a tiled floor and door to the rear garden.

### Bathroom

5' 5" x 7' 2" (1.66m x 2.19m)

The bathroom has an opaque window to the rear elevation, modern wall boarding, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath with a glass screen and mains shower.

## First Floor Landing

The first floor landing has a built in cupboard and a carpeted floor.

## Bedroom One

10' 5" x 12' 6" (3.17m x 3.81m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

## Bedroom Two

8' 0" x 9' 3" (2.43m x 2.81m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

## Bedroom Three

19' 0" x 7' 2" (5.80m x 2.19m)

Bedroom three has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

## Outside

With a generous rear garden with a lovely decked area ideal for alfresco dining and a lawn, enclosed by perimeter fencing.

## Land

We have been advised by the current owner that the land next to the property is available for purchase from the council for £2800, please ask owner on viewing if interested.

## 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.

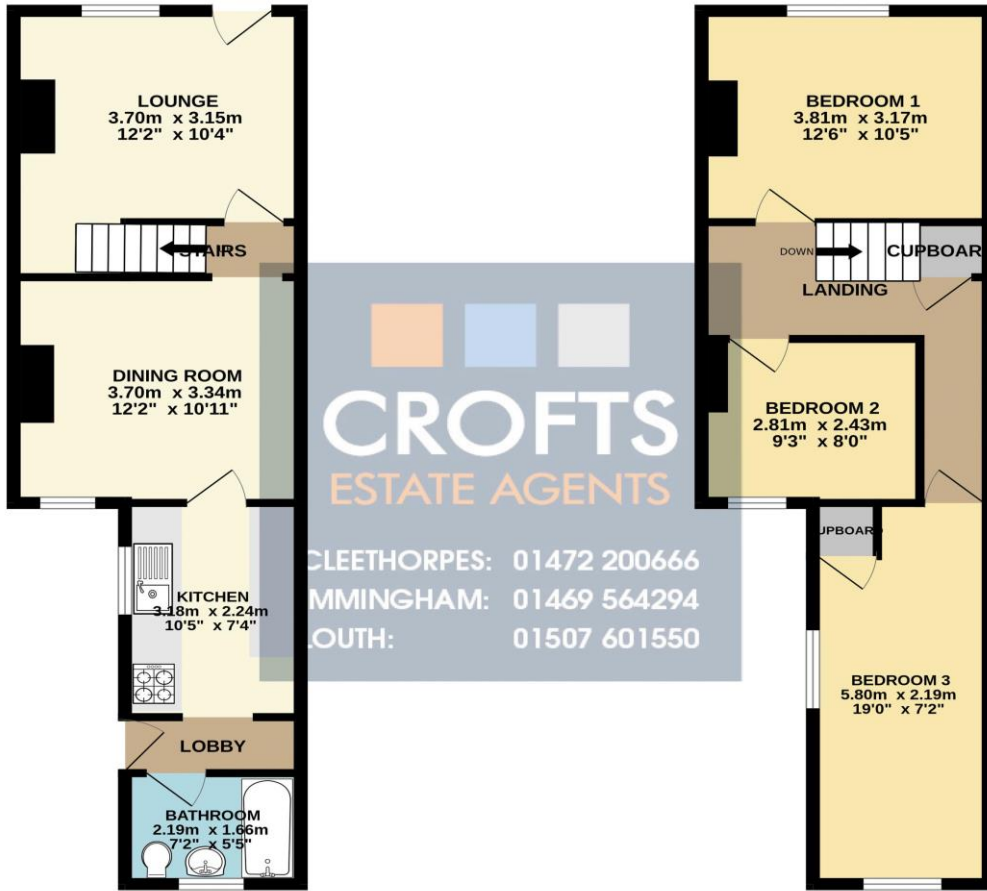
## Council Tax Information

Band A: To confirm council tax banding for this property please



GROUND FLOOR  
38.8 sq.m. (417 sq.ft.) approx.

1ST FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA: 77.9 sq.m. (838 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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