

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 13 THE RIDGEWAY, GRIMSBY

**PURCHASE PRICE £134,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£134,950

#### TENURE

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



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Registered in England No. 4782567



## 13 THE RIDGEWAY, GRIMSBY

Nestled in the desirable area of The Ridgeway, Grimsby, this charming semi-detached house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by an entrance porch that leads into a hall. The ground floor features a comfortable lounge/diner, perfect for entertaining guests or enjoying family time. Adjacent to this is a delightful conservatory, which provides a lovely space to relax and enjoy views of the well-maintained gardens. The kitchen is functional and offers ample space for culinary pursuits.

The first floor comprises two double bedrooms, both equipped with fitted wardrobes, providing plenty of storage. Additionally, there is a single bedroom, ideal for a child's room or a home office, along with a well-appointed shower room.

This property boasts modern conveniences, including u.PVC double glazing and gas central heating, ensuring comfort throughout the year. Outside, you will find well-kept front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. The property also includes a garage and off-road parking.

This semi-detached house is not just a property; it is a place where you can create lasting memories. With its ideal location and charming features, it truly represents a wonderful opportunity to establish and create your perfect home. Don't miss out on this fantastic chance to secure a lovely residence in Grimsby.

### **ENTRANCE PORCH**

Through u.PVC double glazed french doors into the porch with u.PVC double glazed windows and a hardwood and glazed door into the hall.

### **HALL**

With stairs to the first floor accommodation, a u.PVC double glazed window, a central heating radiator, an under stairs cupboard, laminate to the floor and a light to the ceiling.



### 13 THE RIDGEWAY, GRIMSBY

#### LOUNGE/DINER

22'10 x 11'11 decreasing to 8'11 (6.96m x 3.63m decreasing to 2.72m)

The lounge/diner with a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed door with side panel to the rear. A wooden fire surround with a marble effect back and hearth and an electric fire within. Two central heating radiators, four wall lights and two lights and coving to the ceiling.



#### LOUNGE/DINER



## 13 THE RIDGEWAY, GRIMSBY

### **CONSERVATORY**

8'0 x 15'5 (2.44m x 4.70m)

With u.PVC double glazed French doors and u.PVC double glazed windows to three sides, a central heating radiator, laminate to the floor and two wall lights



### **KITCHEN**

8'0 x 8'6 (2.44m x 2.59m)

With a range of light oak wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with a chrome mixer. A housed extractor fan and there is plumbing for a washing machine. A u.PVC double glazed window and door, laminate to the floor and a light to the ceiling.



## 13 THE RIDGEWAY, GRIMSBY

### KITCHEN



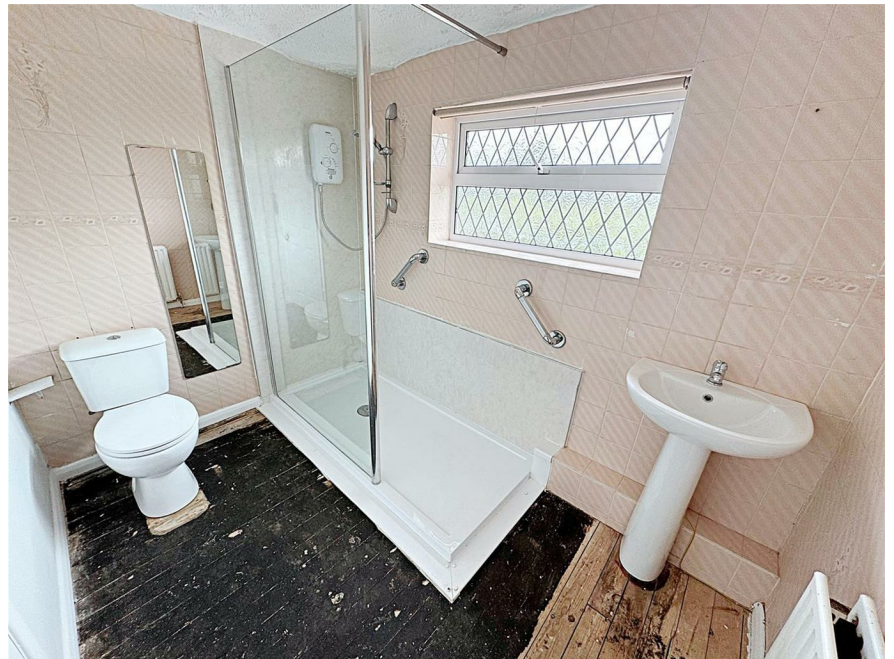
### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window and a light to the ceiling.

### SHOWER ROOM

5'9 x 8'4 (1.75m x 2.54m)

The shower room with a walk-in shower and a Redring electric shower, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls and part PVC boarding to the shower area, a central heating radiator, a light and loft access to the ceiling.



## 13 THE RIDGEWAY, GRIMSBY

### **BEDROOM 1**

10'11 x 11'0 (3.33m x 3.35m)

This double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a dressing table, a central heating radiator and a light to the ceiling.



### **BEDROOM 2**

8'10 x 9'1 (2.69m x 2.77m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes and overhead cupboards, a central heating radiator and a light to the ceiling. The central heating boiler is inside the wardrobe.



## 13 THE RIDGEWAY, GRIMSBY

### **BEDROOM 3**

6'6 x 6'6 (1.98m x 1.98m)

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



### **DETACHED GARAGE**

16'7 x 8'12 (5.05m x 2.44m)

A detached prefab garage with an up and over door and wooden door to the side.

### **OUTSIDE**

The front garden has a walled and fenced boundary and is open to the other side, it is mainly laid to lawn with established borders. There is a concrete with block-paved edging drive that leads you through a wooden gate into the rear garden.

The rear garden has a fenced boundary and is mainly laid to lawn with established borders.



**13 THE RIDGEWAY, GRIMSBY**

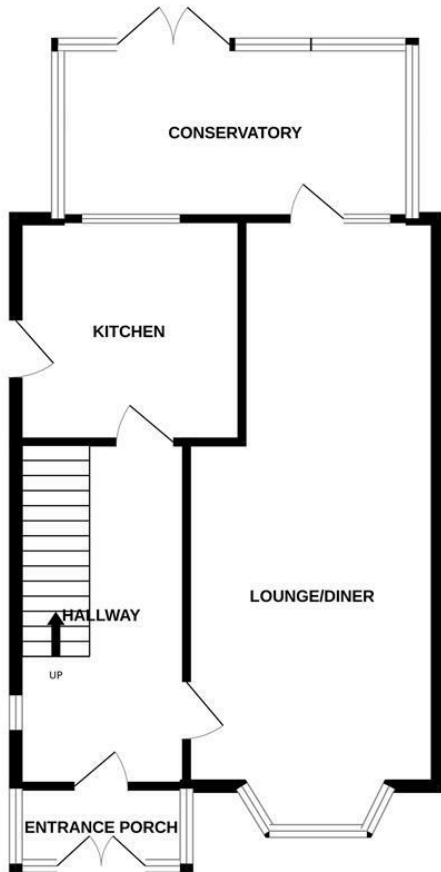
**OUTSIDE**



**OUTSIDE**



GROUND FLOOR




1ST FLOOR




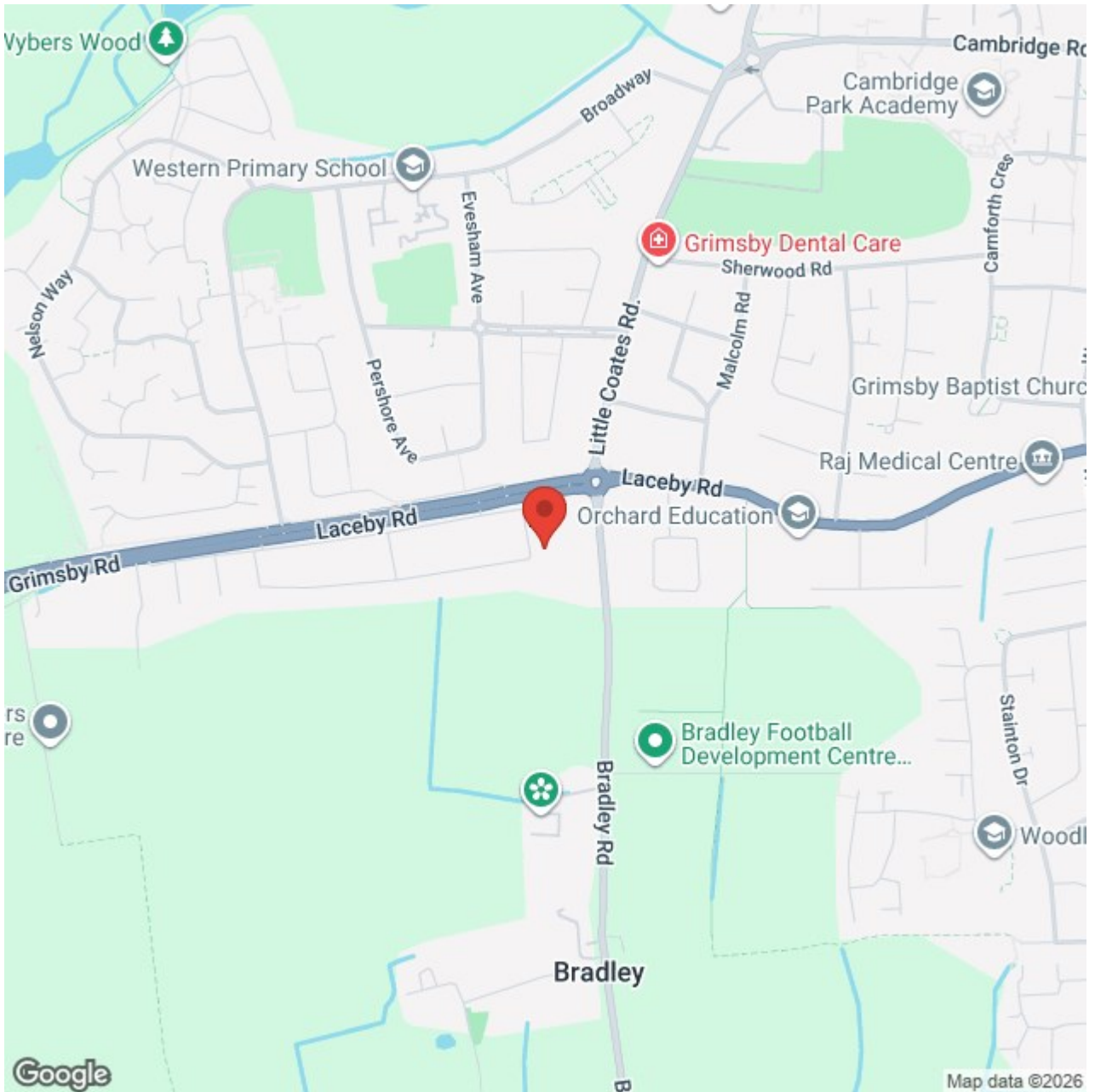
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 of £495 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