



75 Picksley Crescent

Holton-Le-Clay, Grimsby, North East Lincolnshire DN36 5YF

We are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW situated in the popular village of Holton Le Clay close to all local amenities, highly regarded schools and a short drive to both Grimsby, Cleethorpes and Louth town centres. The property benefits from gas central heating, uPVC double glazing however requires general cosmetic updating with the accommodation comprising of; Entrance hall, kitchen, lounge, conservatory, two double bedrooms and shower room. Having a low maintenance front garden with driveway for off road parking, detached brick garage and a lawned southerly facing rear garden with fenced boundaries. Viewing is recommended offered for sale with NO FORWARD CHAIN.

Chain Free £170,000

- DETACHED BUNGALOW
- VILLAGE LOCATION
- KITCHEN
- LOUNGE
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the side of the property via a uPVC double glazed door.

HALLWAY

The hallway has coving to the ceiling, part tiled and carpeted flooring with radiator and a storage cupboard housing the wall mounted boiler.



KITCHEN

The kitchen benefits from a range of white and grey wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, ceramic hob and eye level electric fan assisted oven, ample space for a fridge freezer and automatic washing machine. Finished with coving to the ceiling, vinyl flooring, radiator and a uPVC double glazed window to the front aspect.



KITCHEN



LOUNGE

16'8" x 10'11" (5.09 x 3.35)

The lounge is to the rear of the property with wooden French doors leading to the conservatory, coving to the ceiling, carpeted flooring, radiator and a white wooden fire surround with electric fire.



LOUNGE



CONSERVATORY

This extra addition to the property is of uPVC construction with French doors and a side access door, fitted with tiled flooring and a radiator.



CONSERVATORY



BEDROOM ONE

15'11" x 10'11" (4.86 x 3.33)

The master bedroom has a uPVC double glazed square bay window to the front aspect, coving to the ceiling, carpeted flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

9'3" x 7'11" (2.82 x 2.42)

The second bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring, coved ceiling and radiator.



SHOWER ROOM

8'1" x 5'9" (2.47 x 1.76)

The shower room has a white three piece suite comprising of; Walk in shower with glazed screens, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls and a uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property stands with a walled boundary to the front and open driveway which provides ample off road parking with double wrought iron gates leading to the further driveway and detached garage. The front garden is laid with shingle for ease. Dual aspect wooden gates lead to the southerly facing rear garden which is laid to lawn with a paved patio area and fenced boundaries. Timber shed for garden storage.



REAR VIEW



SIDE VIEW TO GARAGE

Brick built garage with up and over door, electric and lighting.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.