# BETTLES, MILES & HOLLAND
## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:
www.bmhestateagents.com www.rightmove.co.uk
www.onthemarket.com www.zoopla.co.uk

# PROPERTY FOR SALE
# 233 GRIMSBY ROAD, CLEETHORPES

## PURCHASE PRICE £109,950 FREEHOLD

| | |
|---|---|
| VIEWING | By appointment with this office |
| COUNCIL TAX BAND | A |
| PURCHASE PRICE | £109,950 |
| TENURE | We understand the property to be Freehold and this is to be confirmed by the solicitors |

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567
naea | propertymark PROTECTED
arla | propertymark PROTECTED
safeagent

**233 GRIMSBY ROAD, CLEETHORPES**

Nestled on Grimsby Road in the charming coastal town of Cleethorpes, this spacious mid-terrace house presents an excellent investment opportunity, being sold with a tenant already in situ. The property boasts five well-proportioned bedrooms, making it ideal for families or those seeking ample living space.

Upon entering, you are welcomed into the entrance hall that leads to three inviting reception rooms, including a comfortable lounge perfect for relaxation. The kitchen/diner is a delightful space for family meals and entertaining, complemented by a practical utility area that adds to the home's functionality.

The first floor features a family bathroom, ensuring convenience for all residents. The property is predominantly fitted with u.PVC double glazing, enhancing energy efficiency and comfort throughout the year. Additionally, gas central heating provides warmth during the cooler months.

One of the standout features of this home is the large rear garden, offering a private outdoor space for leisure and recreation. The location is particularly advantageous, as it is close to local amenities, making daily errands and activities easily accessible.

This property is a promising investment, given its current tenancy and desirable location. Whether you are looking to expand your property portfolio or wanting an investment property this spacious residence in Cleethorpes, this mid-terrace house is certainly worth considering.

**ENTRANCE HALL**

Through a hardwood and glazed centralised door into the hall with stairs to the first floor accommodation. A central heating radiator, an under stairs cupboard, a light and coving to the ceiling

**233 GRIMSBY ROAD, CLEETHORPES**

**LOUNGE**

16'5 x 13'11 (5.00m x 4.24m)

The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, a tiled fireplace and laminate to the floor. There is a light, coving and ceiling rose to the ceiling.

**SECOND RECEPTION ROOMS**

15'5 x 13'3 (4.70m x 4.04m)

With a u.PVC double glazed window, hardwood and glazed double doors, a central heating radiator and laminate to the floor. There is a wooden fire surround with a tiled back and hearth and there is a light to the ceiling.

**KITCHEN/DINER**

26'0 max x 12'8 max (7.92m max x 3.86m max)

**KITCHEN AREA**

With white wall and base units, contrasting work surfaces incorporating a white sink unit and a chrome mixer tap. An integral electric oven, a gas hob with a stainless steel extractor fan above. A hardwood door, a u.PVC double glazed window, vinyl to the floor and spotlights to the ceiling.

**233 GRIMSBY ROAD, CLEETHORPES**

**DINING AREA**

With two u.PVC double glazed windows, a central heating radiator and spotlights to the ceiling.

**UTIILITY AREA**

10'4 x 3'2 (3.15m x 0.97m)

With a u.PVC double glazed window, vinyl to the floor and a light to the ceiling. There is plumbing for a washing machine.

**LANDING**

Up the stairs to the first floor accommodation where doors to the bedrooms and bathroom lead off. Two lights, coving and loft access to the ceiling.

**BEDROOM 1**

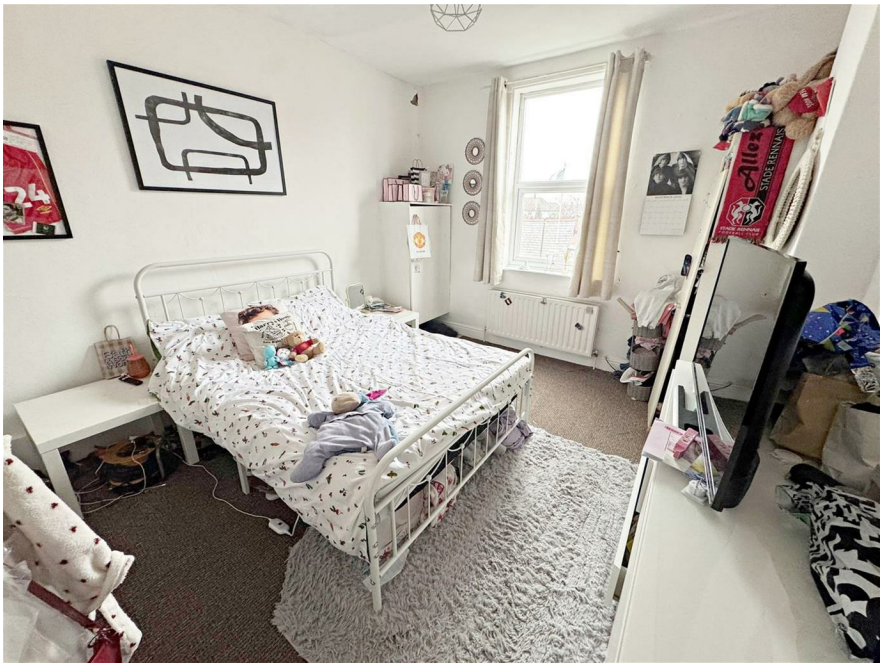
13'5 x 14'2 (4.09m x 4.32m)

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

**BEDROOM 2**

12'8 x 10'4 (3.86m x 3.15m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a cupboard housing the central heating boiler and a light to the ceiling.



**BEDROOM 3**

7'0 x 9'2 (2.13m x 2.79m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

**BATHROOM**

6'10 x 6'9 (2.08m x 2.06m)

The bathroom with a white suite comprising of a panelled bath, a chrome mixer shower tap and a glass screen. A pedestal wash hand basin , chrome taps and a toilet. A u.PVC double glazed window, tiled walls, a central heating radiator, vinyl to the floor and spotlights to the ceiling.

**INNER HALL**

The inner hall with doors to bedroom 4 and 5, a cupboard and a light to the ceiling.

**BEDROOM 4**

9'5 x 9'4 (2.87m x 2.84m)

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

**BEDROOM 5**

9'5 x 7'0 (2.87m x 2.13m)

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

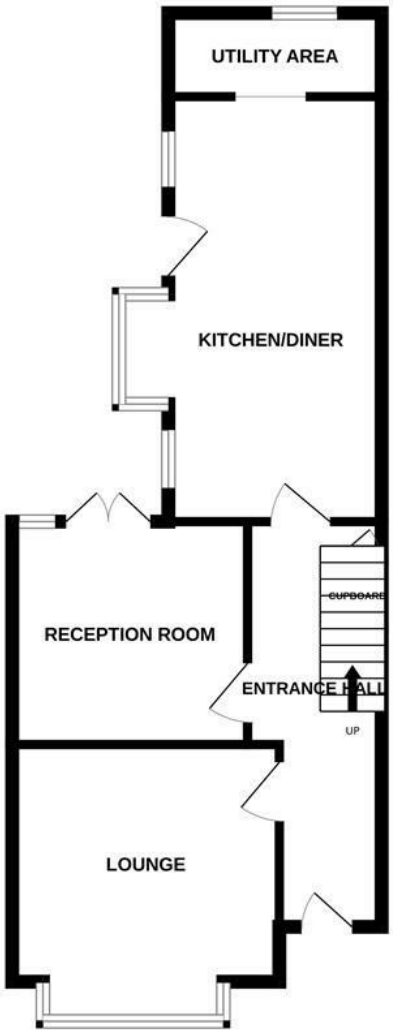
**233 GRIMSBY ROAD, CLEETHORPES**

**OUTSIDE**

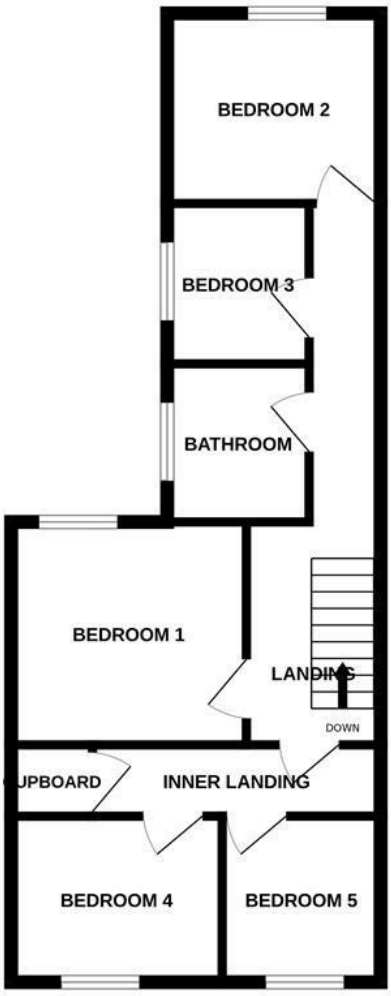
The front garden has a walled boundary with a wrought iron gate and is laid to pavers for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to lawn with a concrete patio area and a decorative stoned area.

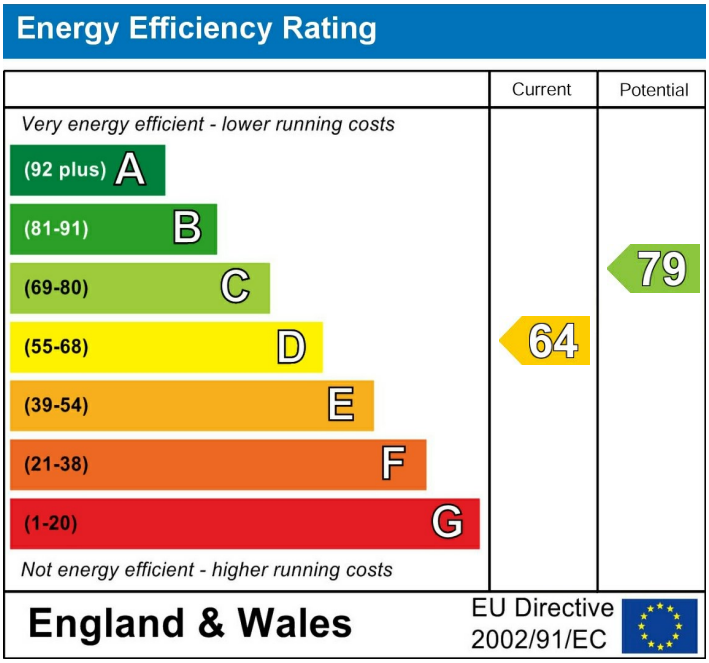
GROUND FLOOR

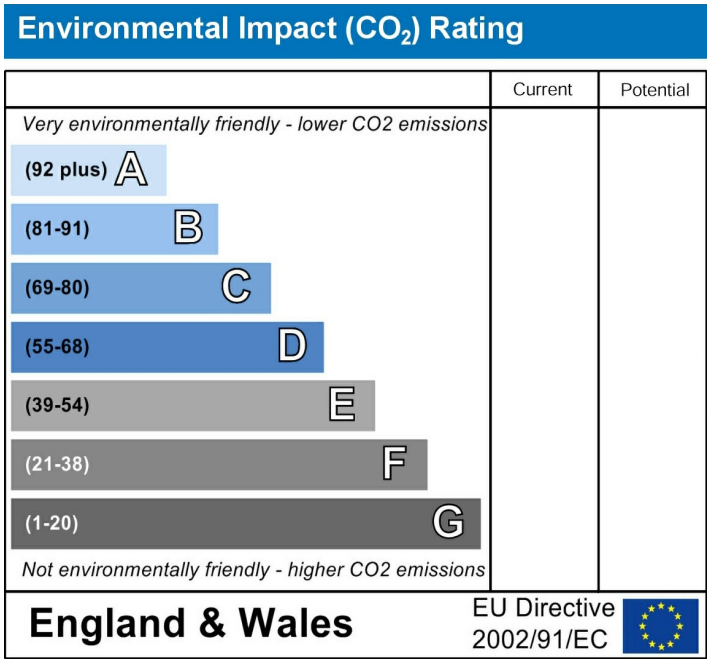


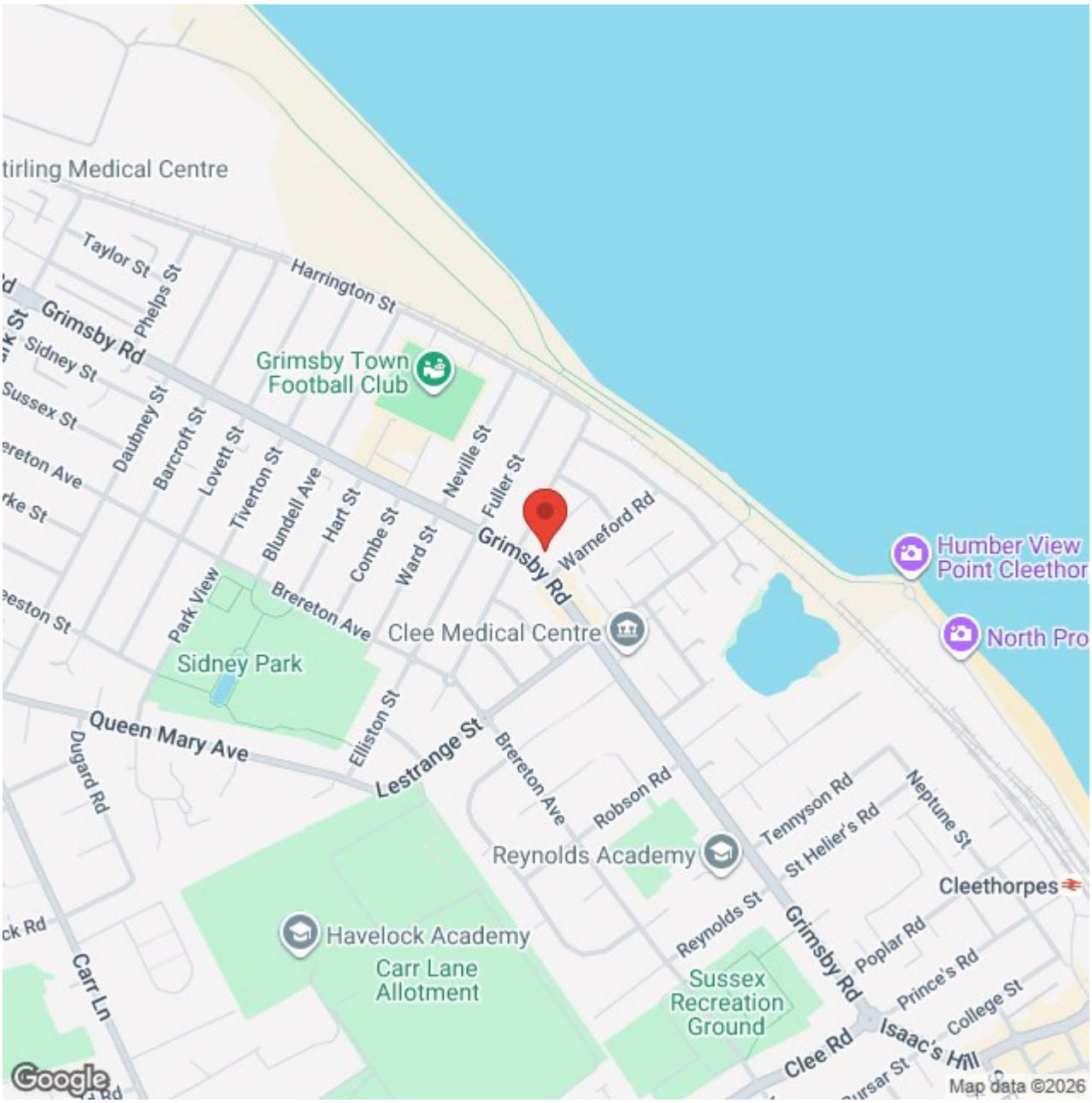

1ST FLOOR




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.
Made with Metropix ©2026


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


tirling Medical Centre
Taylor St
Harrington St
Phelps St
Grimsby Rd
Sidney St
Sussex St
Daubney St
Barcroft St
Lovett St
Tiverton St
Blundell Ave
Hart St
Combe St
Ward St
Neville St
Fuller St
Warneford Rd
Grimsby Town Football Club
Humber View Point Cleethor
North Pro
Park View
Brereton Ave
Clee Medical Centre
Sidney Park
Queen Mary Ave
Dugard Rd
Elliston St
Lestrange St
Robson Rd
Reynolds Academy
Tennyson Rd
St Helier's Rd
Neptune St
Cleethorpes
Reynolds St
Poplar Rd
Prince's Rd
College St
Isaac's Hill
Clee Rd
Havelock Academy
Carr Lane Allotment
Sussex Recreation Ground
Carr Ln
Google
Map data ©2026

## 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.**

**Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.**

***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