

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

**PURCHASE PRICE £180,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£180,000

#### TENURE

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



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## 14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

Nestled in the charming village of Holton-Le-Clay, this delightful semi-detached bungalow on Silver Street offers a perfect blend of comfort and convenience. With two double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement.

As you enter, you are welcomed into a bright and airy lounge that overlooks the well-maintained south facing garden, providing a serene view and a lovely space to relax. The kitchen is functional and well-equipped, making it a joy to prepare meals. The modern bathroom adds a touch of contemporary style.

The bungalow benefits from double glazing and combination gas heating with modern energy saving Hive system, ensuring warmth and energy efficiency throughout the year. Outside, the property boasts a well-kept garden, perfect for enjoying the fresh air or entertaining guests. Additionally, there is off-road parking, a valuable feature in this desirable location.

Situated close to local amenities, residents will find shops, and recreational facilities within easy walking distance, making daily life convenient and enjoyable. This property presents an excellent opportunity for those looking to settle in a family friendly village atmosphere while being connected to the wider community.

In summary, this semi-detached bungalow in Holton-Le-Clay is a wonderful home that combines modern living with the charm of village life. Don't miss the chance to make this lovely property your own.

### ENTRANCE HALL

Through a u.PVC double glazed centralised door into the hall where doors to all rooms lead off, a central heating radiator with a fretwork cover, a cupboard housing the consumer unit, and vinyl to the floor. There is loft access, ceiling rose, light and coving to the ceiling.



### LOUNGE

15'10 x 11'11 (4.83m x 3.63m)

The lounge is to the back of the property with views over the large garden and a u.PVC double glazed window. There is a wooden fire surround with electric fire and a tiled hearth, TV location to the window, a central ceiling rose, a light and coving to the ceiling.



## 14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

### **KITCHEN**

10'8 x 8'10 (3.25m x 2.69m)

With a range of white wall and base units with contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integral electric oven, a four ring gas hob with a stainless steel extractor fan above. A u.PVC double glazed window, a built in cupboard housing the central heating boiler, a built in shelving unit, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



### **KITCHEN**



### **UTILITY AREA**

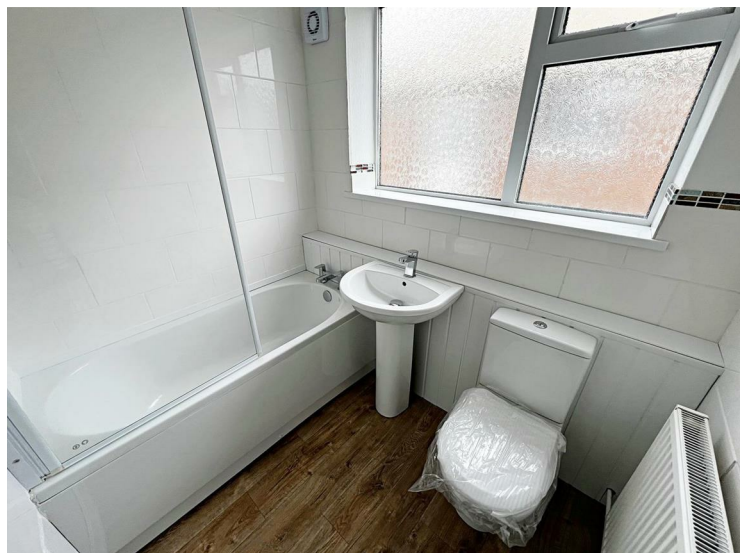
8'7 x 4'5 (2.62m x 1.35m)

With u.PVC double glazed windows to the side and rear, a u.PVC double glazed door to the garden and garage, PVC panelling to the walls, vinyl to the floor and a light to the ceiling. There is plumbing for a washing machine, and space for a fridge and a freezer.

### **BATHROOM**

5'5 x 6'11 (1.65m x 2.11m)

The modern bathroom with a brand new white suite comprising of a panelled bath with a chrome mixer tap, a Triton electric shower with a chrome rise and a chrome head, a glass shower screen. A pedestal wash hand basin with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed obscure window, fully tiled walls, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



## 14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

### **BEDROOM 1**

12'1 to wardrobes x 11'11 (3.68m to wardrobes x 3.63m)

This double bedroom to the front of the property with a u.PVC double glazed window, built in wardrobes with ample space, and a central heating radiator. There is a light, ceiling rose and coving to the ceiling.



### **BEDROOM 2**

9'10 x 8'11 (3.00m x 2.72m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, there is a light, ceiling rose and coving to the ceiling.



### **GARAGE**

The detached brick garage with wooden double doors and there is power within.



## 14 SILVER STREET, HOLTON-LE-CLAY GRIMSBY

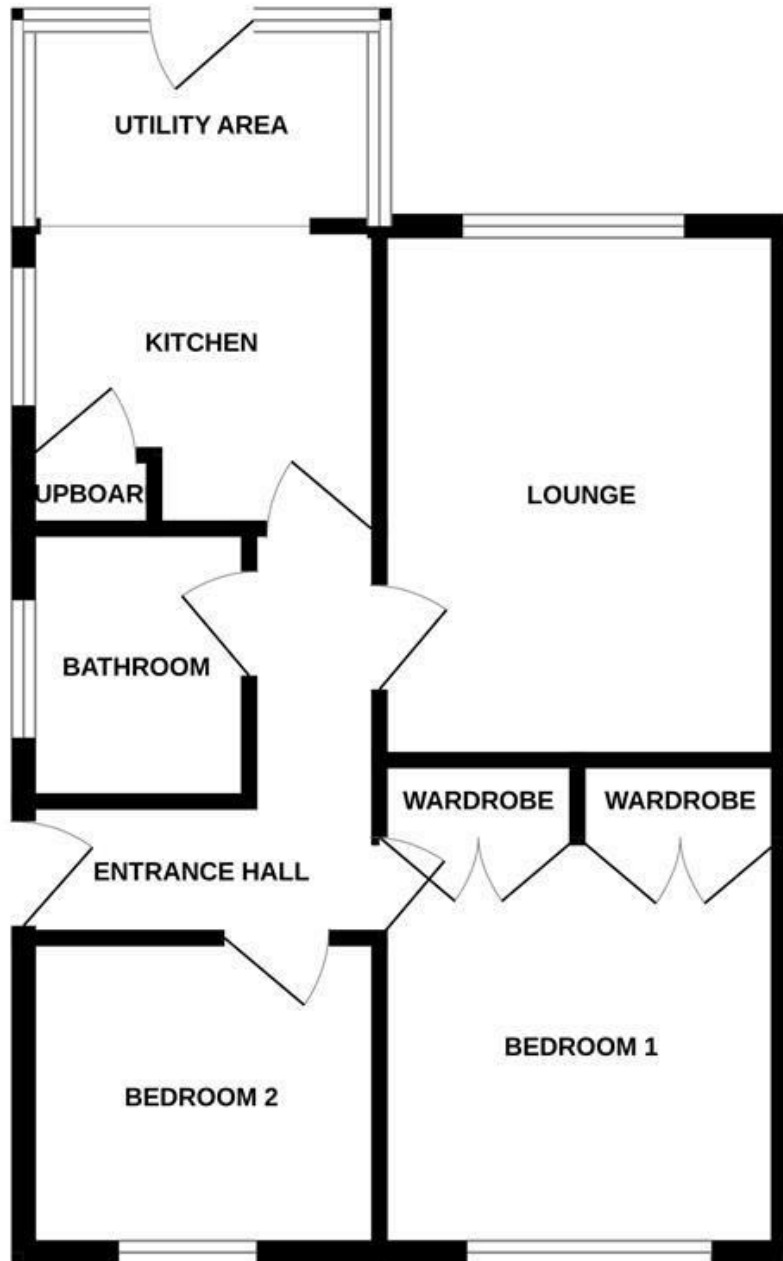
### **GARDEN**

The front garden has a walled and fenced boundary and is mainly laid to lawn with boarder of established plants. There is concrete drive leading through some double wooden gates to the garage and rear garden.

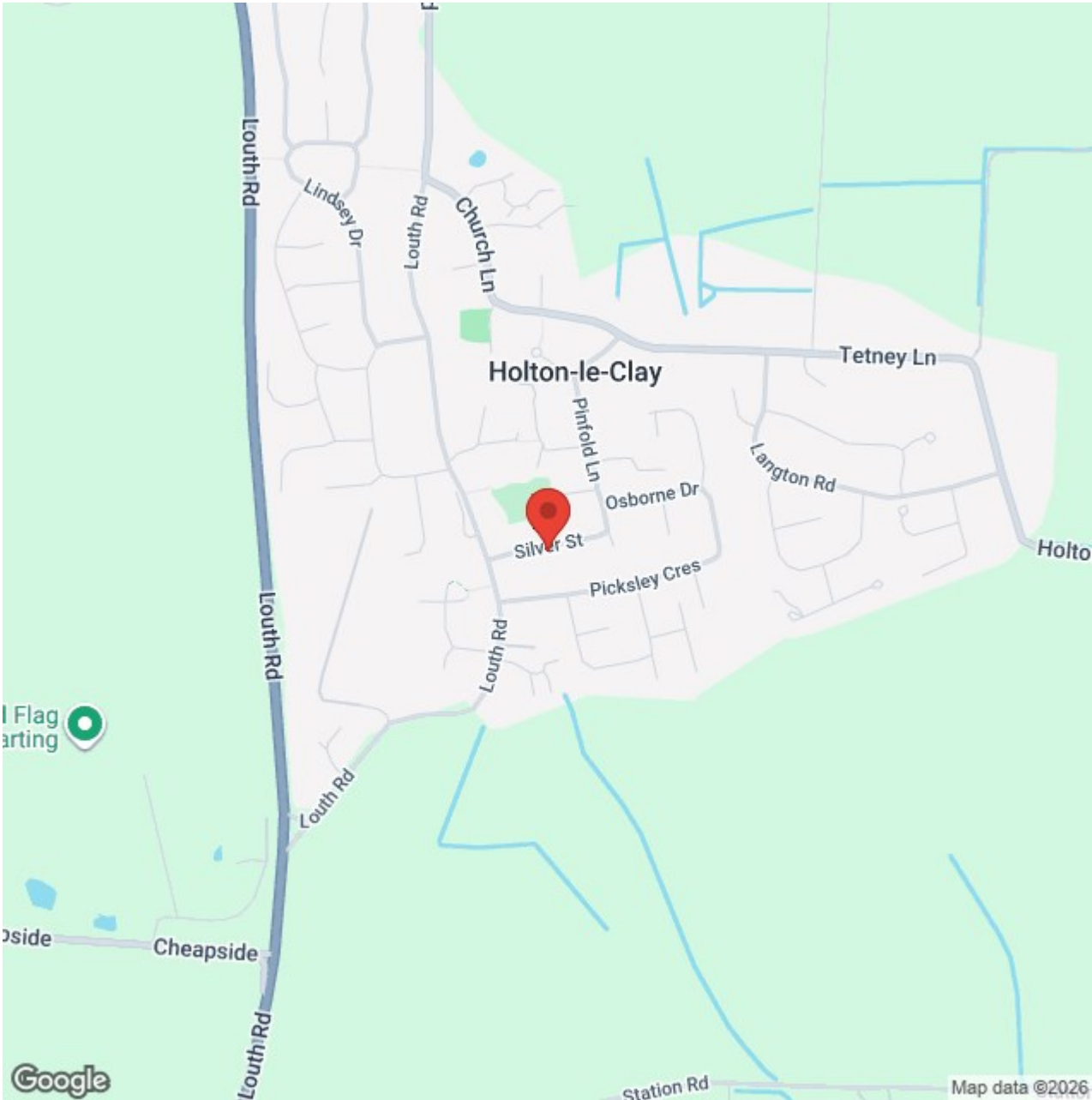
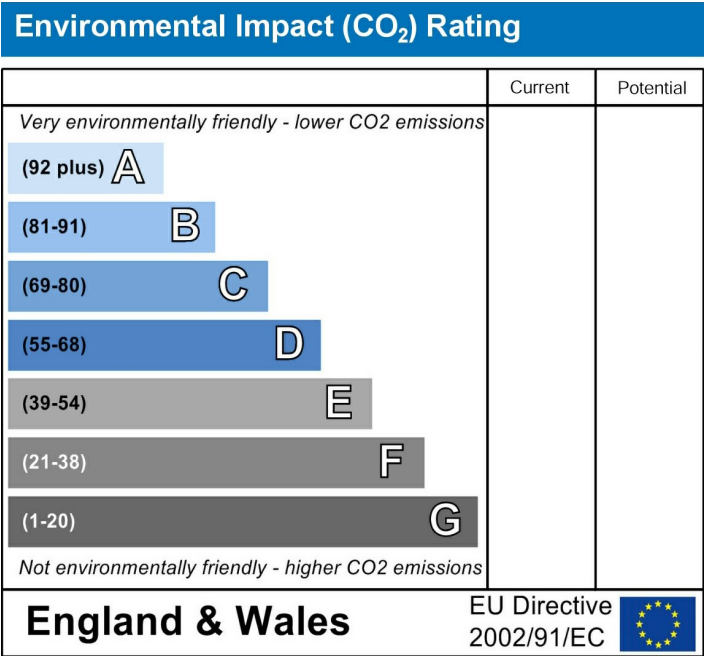
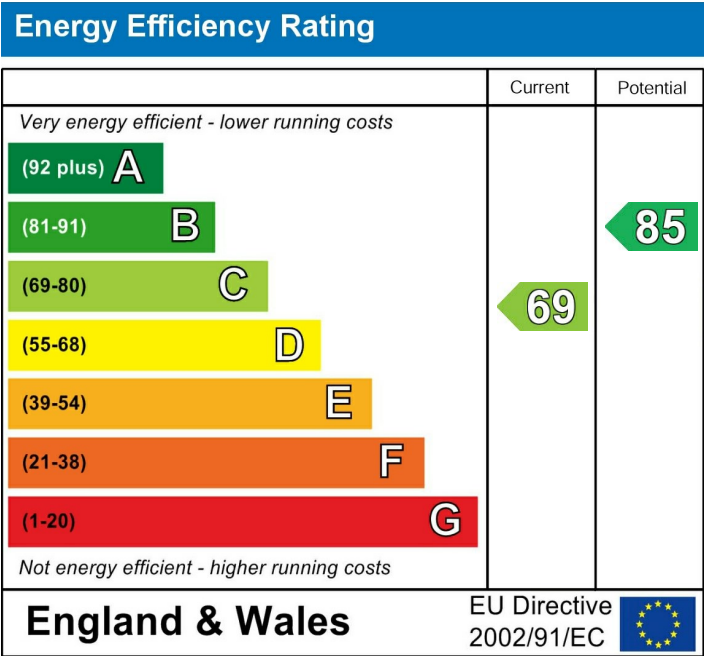
The south facing rear garden with a fenced boundary and again is mainly laid to lawn with a patio area.



## GROUND 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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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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*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.)*

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**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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