

# 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](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

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### PROPERTY FOR SALE

### 14 TUNNARD STREET, GRIMSBY

**PURCHASE PRICE £55,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£55,000

#### 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



## 14 TUNNARD STREET, GRIMSBY

Nestled in the heart of Grimsby on Tunnard Street, this charming mid-terrace house presents an excellent opportunity for those seeking an investment property. Offered for sale with no chain and sold as seen, this residence is perfect for buyers looking to make a swift acquisition.

Upon entering, you are welcomed by an entrance porch that leads into a lounge/diner, ideal for both relaxation and entertaining. The kitchen, conveniently located on the ground floor, provides a functional space for culinary pursuits. Upstairs, you will find two well-proportioned bedrooms, along with a bathroom that caters to your everyday needs.

The property benefits from double glazing throughout, ensuring warmth and comfort, while the gas central heating system adds to the overall efficiency of the home. Outside, the low maintenance rear garden offers a pleasant outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep.

This terraced house is not only a practical choice for investors but also a delightful home for those looking to settle in a vibrant community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to explore the potential this home has to offer.

**\*\*APPLIANCES HAVE NOT BEEN TESTED\*\***

### **ENTRANCE PORCH**

Through a u.PVC double glazed door into the porch with a light to the ceiling and door to the lounge/diner.

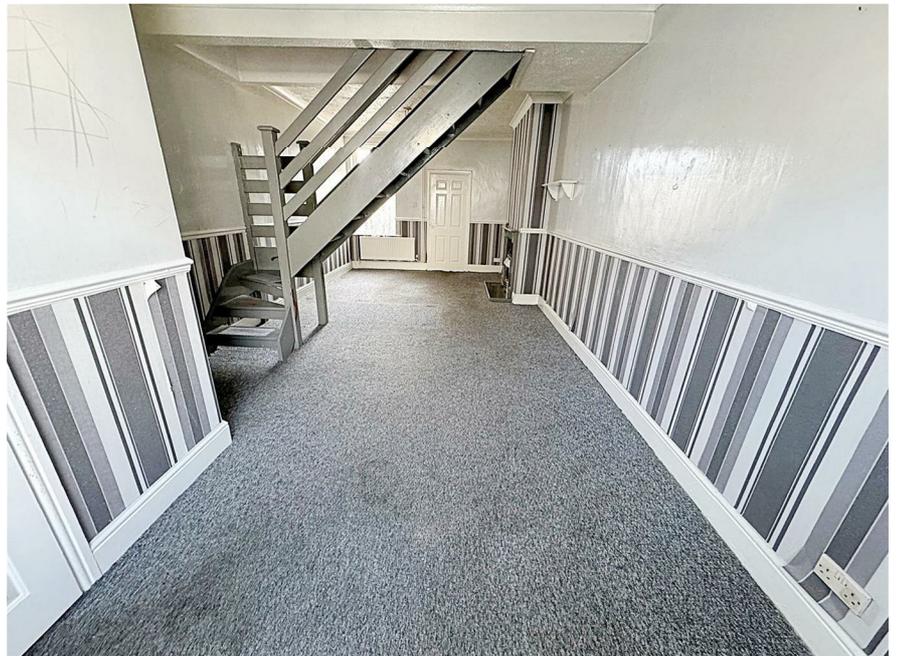
### **LOUNGE/DINER**

26'9 x 11'5 (8.15m x 3.48m)

With dual aspect u.PVC double glazed window, a grey painted fire surround with a marble effect back and hearth. Two central heating radiators, stairs to the first floor accommodation, two lights and coving to the ceiling.



**LOUNGE/DINER**



**KITCHEN**

12'1 x 6'6 (3.68m x 1.98m)

With a range of Beech wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with chrome taps. Two u.PVC double glazed windows and a u.PVC double glazed door, a central heating radiator, vinyl to the floor, a light and coving to the ceiling.



**LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off and a light to the ceiling.

## 14 TUNNARD STREET, GRIMSBY

### **BATHROOM**

12'3 x 6'6 (3.73m x 1.98m)

Comprising of a bath with a chrome mixer tap, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling. There is a built in airing cupboard housing the central heating boiler.



### **BEDROOM 1**

10'11 x 13'10 (3.33m x 4.22m)

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



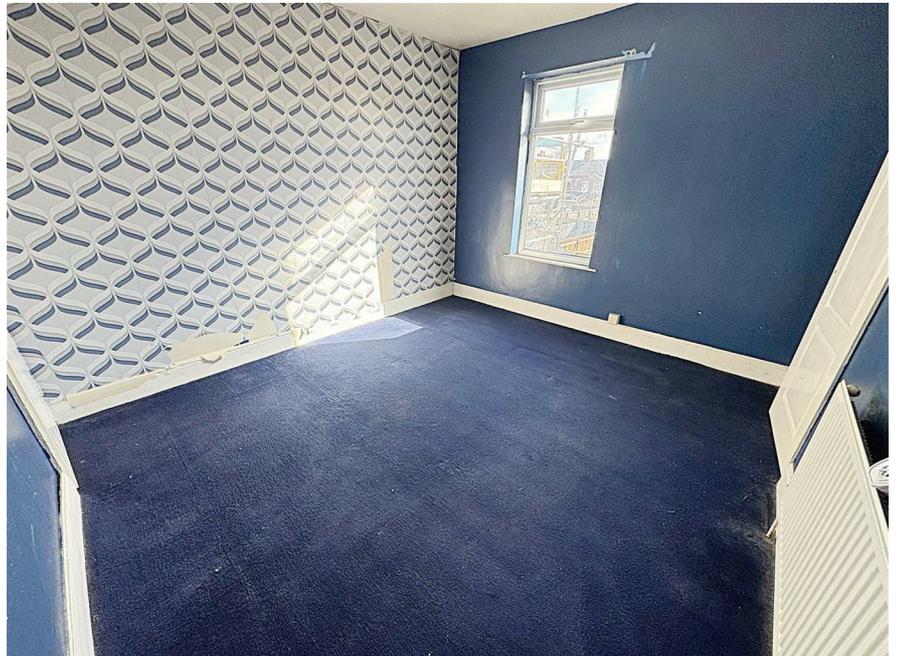
**BEDROOM 1**



**BEDROOM 2**

10'6 x 11'9 (3.20m x 3.58m)

Another double bedroom with a u.PVC double glazed window, a walk-in cupboard, a central heating radiator and a light to the ceiling.



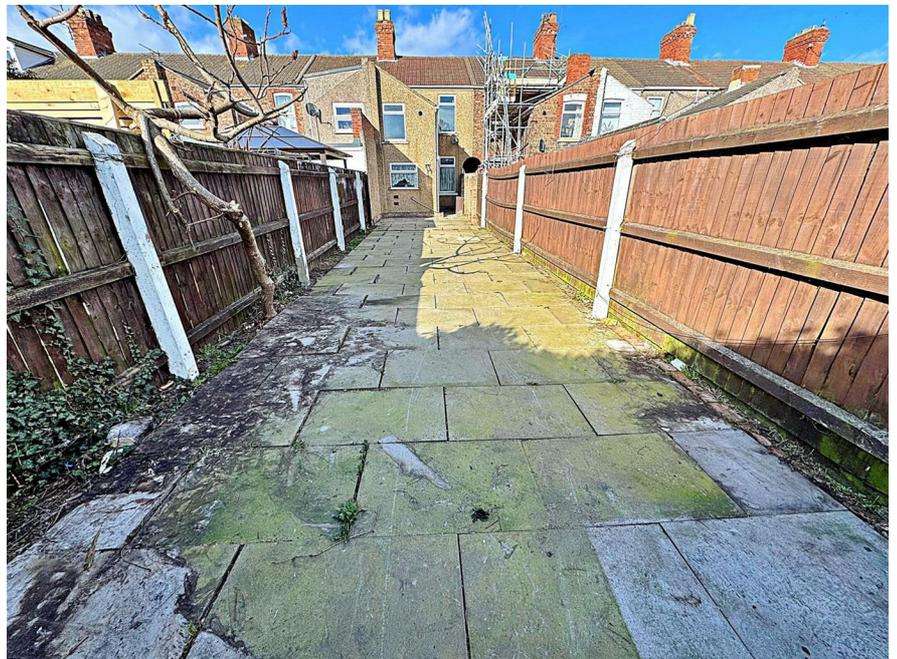
## 14 TUNNARD STREET, GRIMSBY

### OUTSIDE

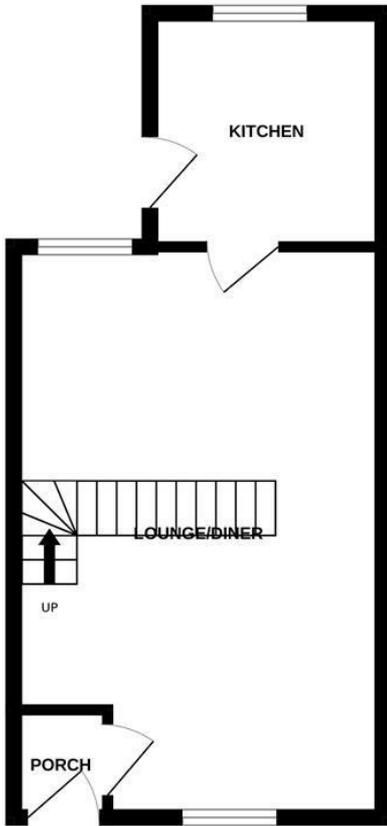
The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers for ease of maintenance.



### OUTSIDE



GROUND FLOOR



1ST FLOOR



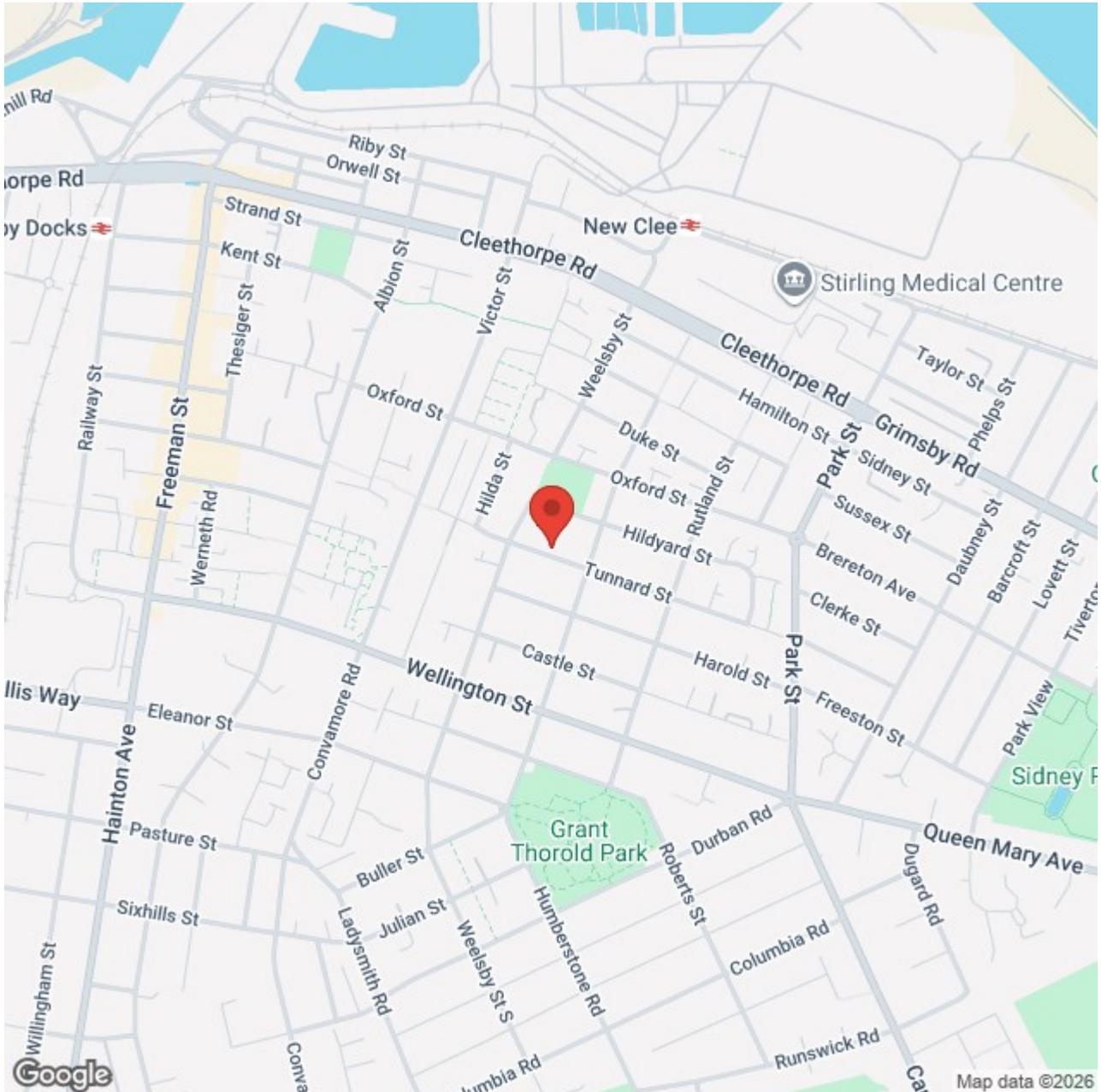
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(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