

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

57 RIPON STREET, GRIMSBY

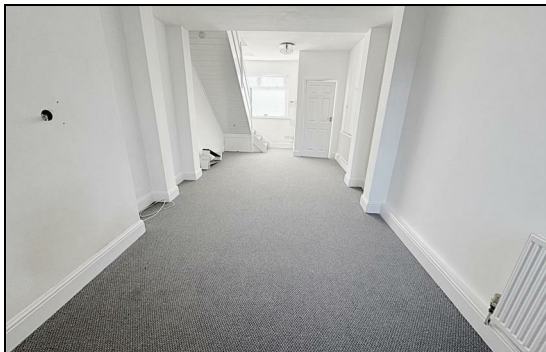


Well presented and spacious property situated within walking distance of the town centre, you will have easy access to a variety of shops, cafes, and local amenities, making this location both convenient and desirable. It features a welcoming lounge/diner, the fitted kitchen is practical and functional, and a conveniently located downstairs bathroom adds to the ease of living. Upstairs, you will find two well-proportioned bedrooms. Gas central heating, double glazing and a low maintenance rear garden.

Council tax band A

Initial rental period is 6 months

No smoking - no pets



PURCHASE PRICE £595 PCM

57 RIPON STREET, GRIMSBY

ENTRANCE PORCH

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

LOUNGE/DINER

11'1" x 25'5" (3.39 x 7.76)

With u.PVC double glazed windows to the front and rear, two central heating radiators, stairs to the first floor accommodation and there are two lights and coving to the ceiling.



LOUNGE/DINER



KITCHEN

15'7" x 6'5" (4.75 x 1.96)

The kitchen with white wall and base units, contrasting work surfaces, tiled reveals, a black sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor fan over. There is a larder cupboard housing the central heating boiler and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, a tiled floor and spotlights to the ceiling.



KITCHEN



BATHROOM

21'11" x 16'9" (6.7 x 5.11)

The bathroom with a white vanity sink unit with a chrome mixer tap, a toilet, a separate shower enclosure with a Triton electric shower. A u.PVC double glazed window, part Mermaid boarding to the walls, a central heating radiator, vinyl to the floor and a light to the ceiling.

57 RIPON STREET, GRIMSBY



LANDING

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

BEDROOM 1

11'0" x 12'7" (3.36 x 3.84)

This double bedroom is at the back of the property with a u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



OUTSIDE

The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers and there is a timber shed.



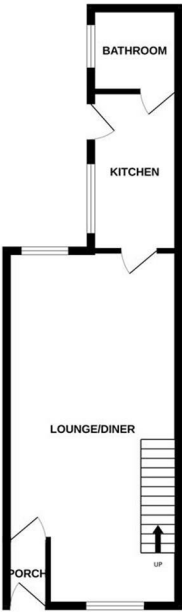
BEDROOM 2

10'11" x 12'5" (3.35 x 3.8)

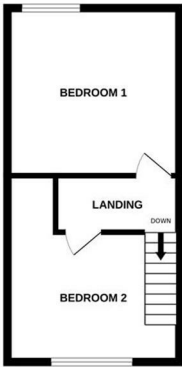
This bedroom is at the front of the property with a u.PVC double glazed window, a central heating radiator, a storage area, and a light to the ceiling.

57 RIPON STREET, GRIMSBY

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 2020

VIEWING

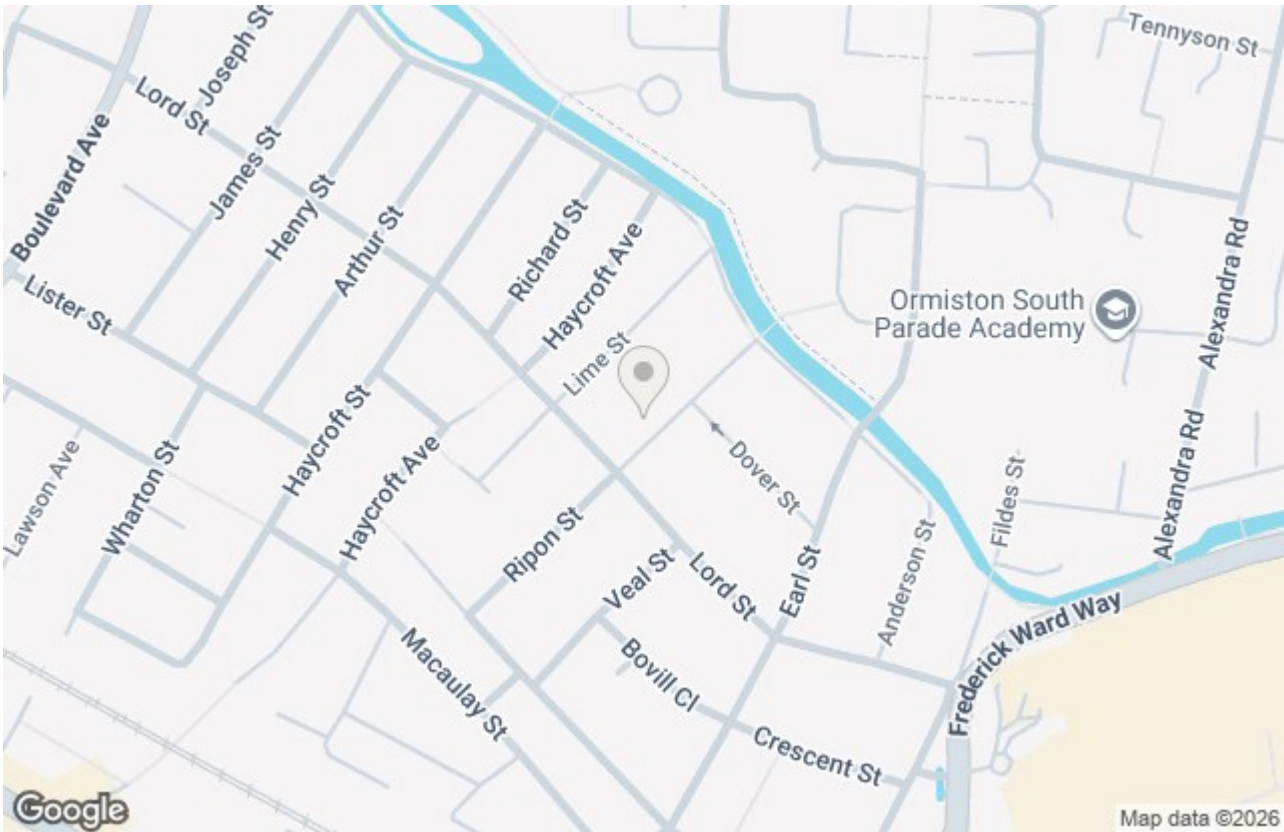
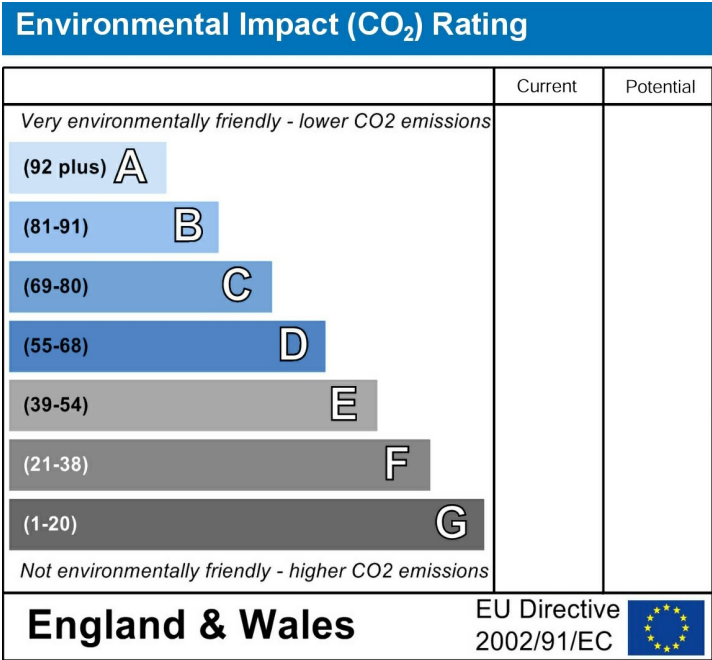
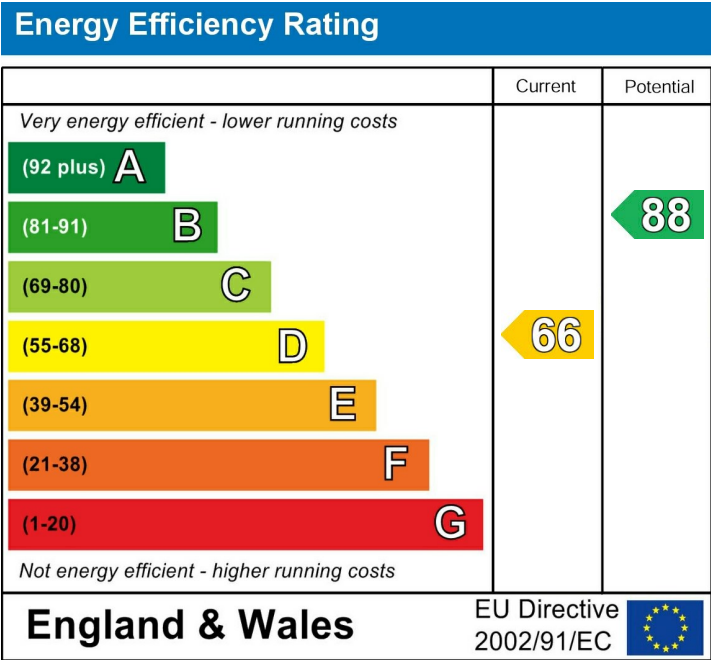
COUNCIL TAX BAND

TENURE

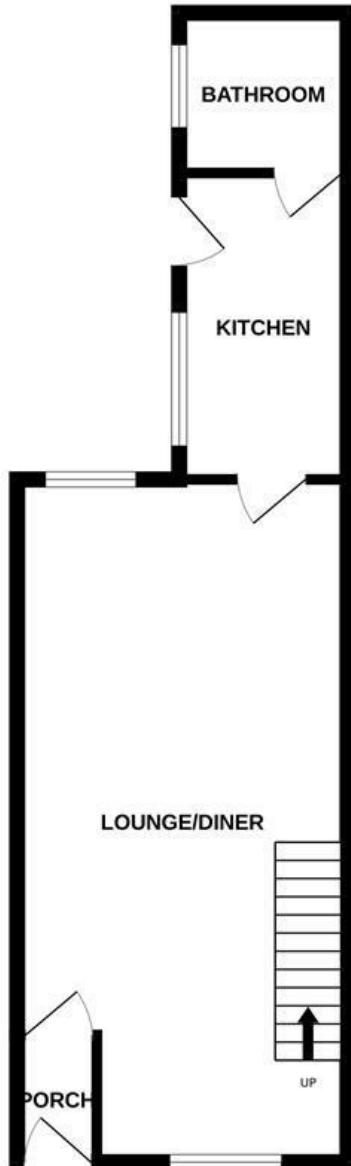
By appointment with this office

A

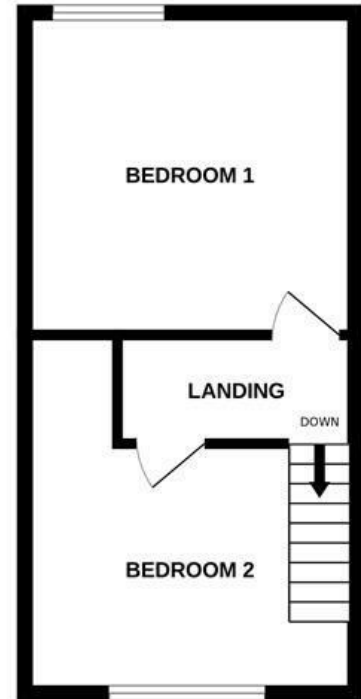
We understand the property to be , but this is to be confirmed by the solicitors



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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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personaltouch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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