

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 21 DUKE STREET, GRIMSBY

**PURCHASE PRICE £62,500 - SOLD WITH TENANTS IN SITU**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£62,500

#### TENURE

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



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## 21 DUKE STREET, GRIMSBY

Sold with the tenants in situ is this well presented mid terrace property located close to the local amenities and schools in the area. It is also a short drive to both Grimsby Town Centre and Cleethorpes Sea Front and all they have to offer. The property comprises of an entrance hall, a lounge/diner, a fitted kitchen, a lobby and a downstairs bathroom. To the first floor there are three good size bedrooms and the master bedroom has fitted wardrobes. The property benefits from a rear garden, gas central heating and u.PVC double glazing. The current tenants have been in the property for over 10 years.

### ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with a central heating radiator, laminate to the floor and a light to the ceiling.

### LOUNGE/DINER

#### LOUNGE AREA

12'6 x 11'2 (3.81m x 3.40m)

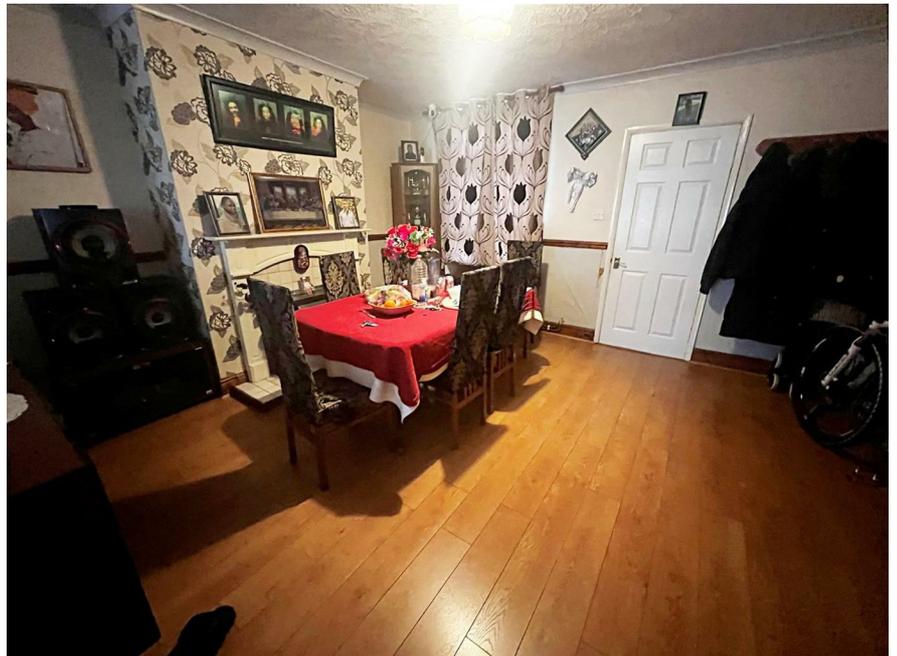
The lounge area is to the front of the property with a u.PVC double glazed window, a wooden fire surround with a tiled back and hearth and an electric pebble effect fire, a central heating radiator, a light and coving to the ceiling.



#### DINING AREA

13'4 x 14'6 (4.06m x 4.42m)

The dining area with a u.PVC double glazed window, stairs to the first floor accommodation, laminate to the floor, a light and coving to the ceiling.



## 21 DUKE STREET, GRIMSBY

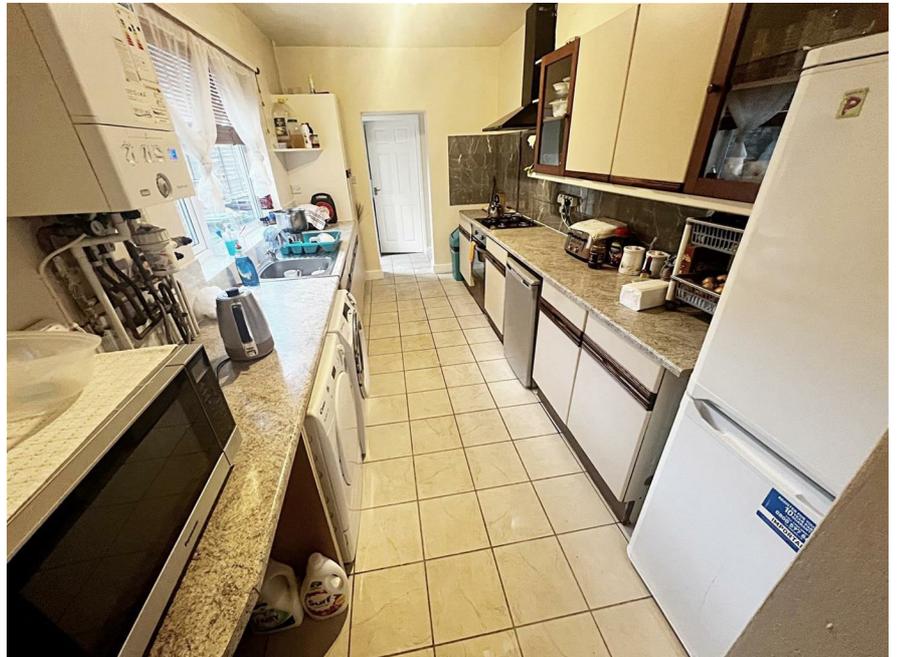
### KITCHEN

15'10 x 7'10 (4.83m x 2.39m)

The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. Plumbing for a washing machine and space for a fridge/freezer, and a tumble dryer, an integrated electric oven with a gas hob above and a black extractor fan. A u.PVC double glazed window, a tiled floor, the wall mounted central heating boiler and a light to the ceiling.



### KITCHEN



### LOBBY

The lobby with a u.PVC double glazed door which leads to the garden, a tiled floor and a light to the ceiling.

## 21 DUKE STREET, GRIMSBY

### **BATHROOM**

7'2 x 7'5 (2.18m x 2.26m)

With a white suite comprising of a paneled bath with a shower over, a glass shower screen, a pedestal wash hand basin with a chrome mixer tap, a WC with a central chrome flush. A u.PVC double glazed window, part PVC boarding to the walls, a chrome ladder style central heating radiator, vinyl to the floor and spot lights to the ceiling.



### **LANDING**

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

### **BEDROOM 1**

12'5 x 13'10 (3.78m x 4.22m)

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



**BEDROOM 1**



**BEDROOM 2**

13'7 x 8'6 (4.14m x 2.59m)

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



**BEDROOM 3**

15'3 x 7'11 (4.65m x 2.41m)

The third double bedroom with a u.PVC double glazed window to the rear, a central heating radiator and there is a light to the ceiling.

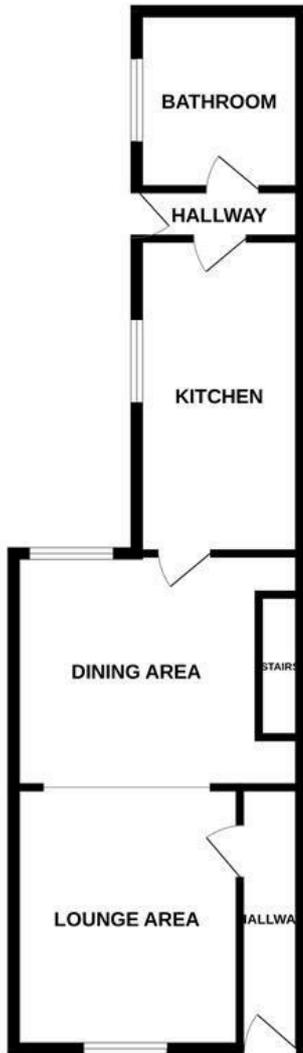
## 21 DUKE STREET, GRIMSBY

### OUTSIDE

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



GROUND FLOOR



1ST FLOOR



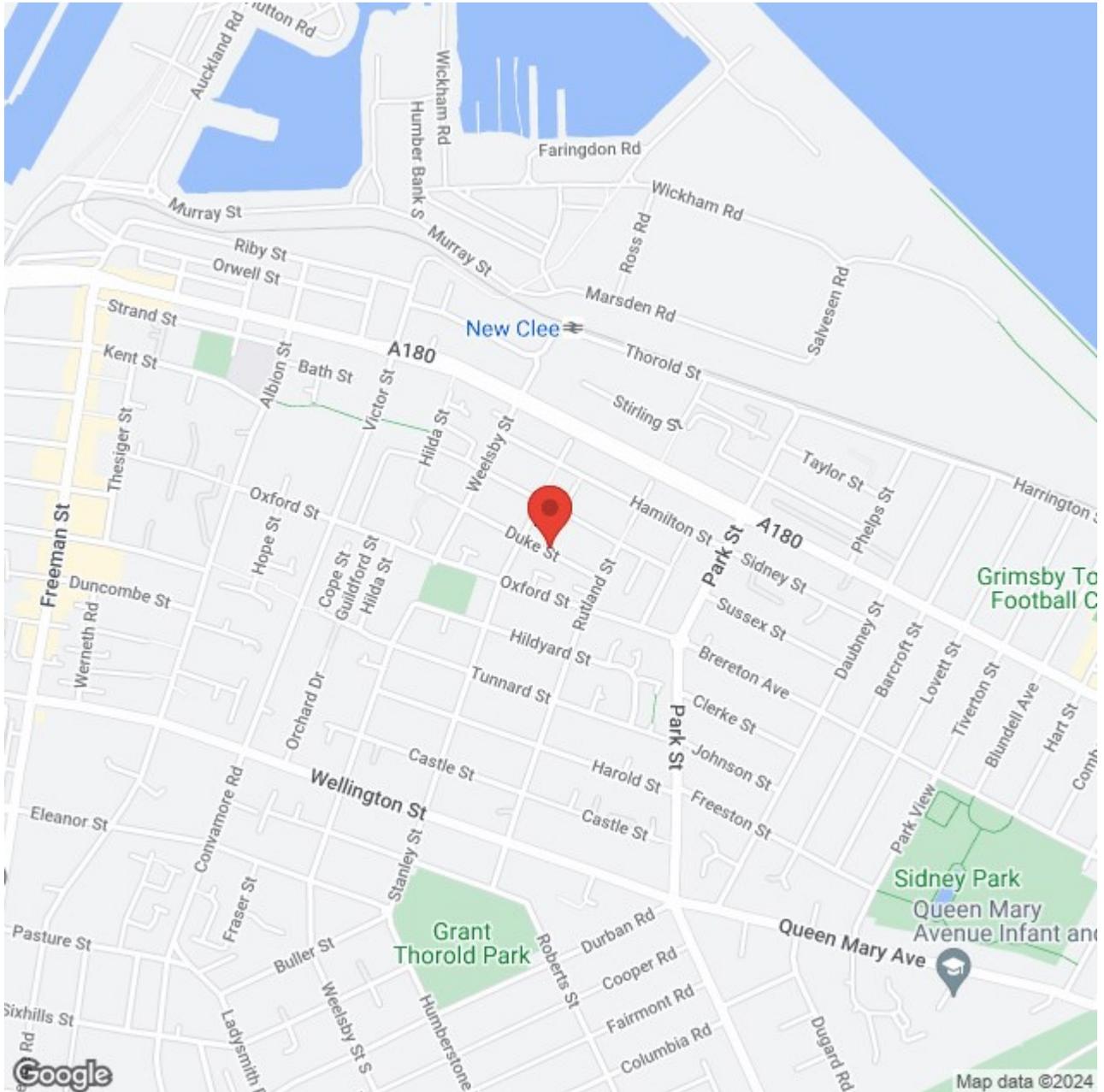
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>62</b>	<b>81</b>
<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 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 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.**

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