

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

265 WILLINGHAM STREET, GRIMSBY

PURCHASE PRICE £74,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£74,950

TENURE

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



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265 WILLINGHAM STREET, GRIMSBY

Nestled in the heart of Grimsby on Willingham Street, this charming mid-terrace house offers a delightful opportunity for those seeking a comfortable home close to the town centre. With no chain and sold as seen, this property is perfect for first-time buyers or investors looking for a promising addition to their portfolio.

Spanning three floors, the house features a welcoming reception room that provides a cosy space for relaxation. The well-appointed kitchen/diner is ideal for entertaining guests or enjoying family meals, while the two bedrooms offer ample space for rest and privacy. The property also boasts two bathrooms, including a convenient shower room, ensuring that morning routines are a breeze.

Outside, the rear garden presents a lovely area for outdoor enjoyment, whether it be for gardening, barbecues, or simply unwinding in the fresh air. Additionally, off-road parking for one vehicle adds to the convenience of this property, making it an attractive option for those with a car.

With its prime location, this terraced house is just a stone's throw away from the vibrant amenities of Grimsby, including shops, restaurants, and public transport links. This property truly represents a fantastic opportunity to secure a home in a desirable area. Don't miss your chance to view this lovely house and envision the possibilities it holds.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

ENTRANCE HALL

Through a u.PVC double glazed door into the, a tiled floor, stairs to the landing and a light to the ceiling.

LANDING

Up the stairs to the landing where doors to the kitchen and WC lead off. There is a tiled floor, a cupboard and a light to the ceiling.

KITCHEN/BREAKFAST ROOM

15'1 x 12'0 (4.60m x 3.66m)

With a range of cream wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a housed extractor fan above and a wall mounted central heating radiator. A u.PVC double glazed sliding patio door, a tiled floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM



WC

3'7 x 7'4 (1.09m x 2.24m)

With a toilet, a pedestal wash hand basin and chrome taps. A u.PVC double glazed window, part tiled walls, a tiled floor and a light to the ceiling.

SECOND LANDING

Up the stairs to the second landing where doors to all rooms lead off and there is a light to the ceiling.

LOUNGE

12'0 x 11'10 (3.66m x 3.61m)

The lounge is to the back of the property with a u.PVC double glazed window and a light to the ceiling.



BEDROOM 2

12'0 x 6'11 (3.66m x 2.11m)

Bedroom two is to the front of the property with a u.PVC double glazed window and a light to the ceiling.



BATHROOM

8'2 x 4'2 (2.49m x 1.27m)

With a white suite comprising of a panelled bath, chrome taps, a pedestal wash hand basin with chrome taps. Part tiled walls, vinyl to the floor and a light to the ceiling.



THIRD LANDING

Up the stairs to the third floor landing where doors to the bedroom and shower room lead off and there is a light to the ceiling.

265 WILLINGHAM STREET, GRIMSBY

BEDROOM 1

16'5 x 12'0 (5.00m x 3.66m)

This double bedroom is to the back of the property with a u.PVC double glazed window, a built in wardrobe and a light to the ceiling.



265 WILLINGHAM STREET, GRIMSBY

SHOWER ROOM

5'11 increasing to 11'1 x 6'11 (1.80m increasing to 3.38m x 2.11m)

Comprising of a shower enclosure with a plumbed shower, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, shower boarding to the walls in the shower area, vinyl to the floor, access to the eaves and a light to the ceiling.



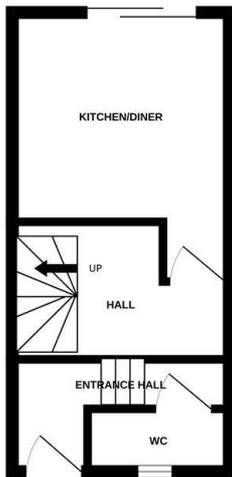
OUTSIDE

The front of the property is block paved for parking.

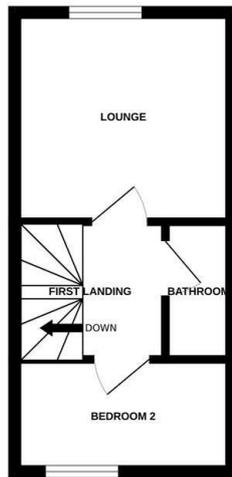
The rear garden has a fenced and walled boundary and has a patio area, then down some steps there is a pathway to the wooden gate and there is an area which can be turfed.



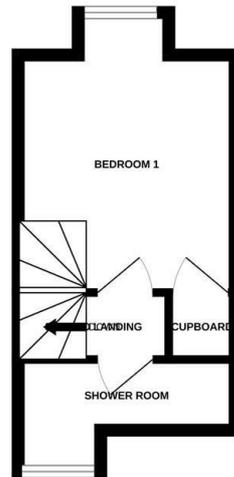
GROUND FLOOR



1ST FLOOR



2ND FLOOR



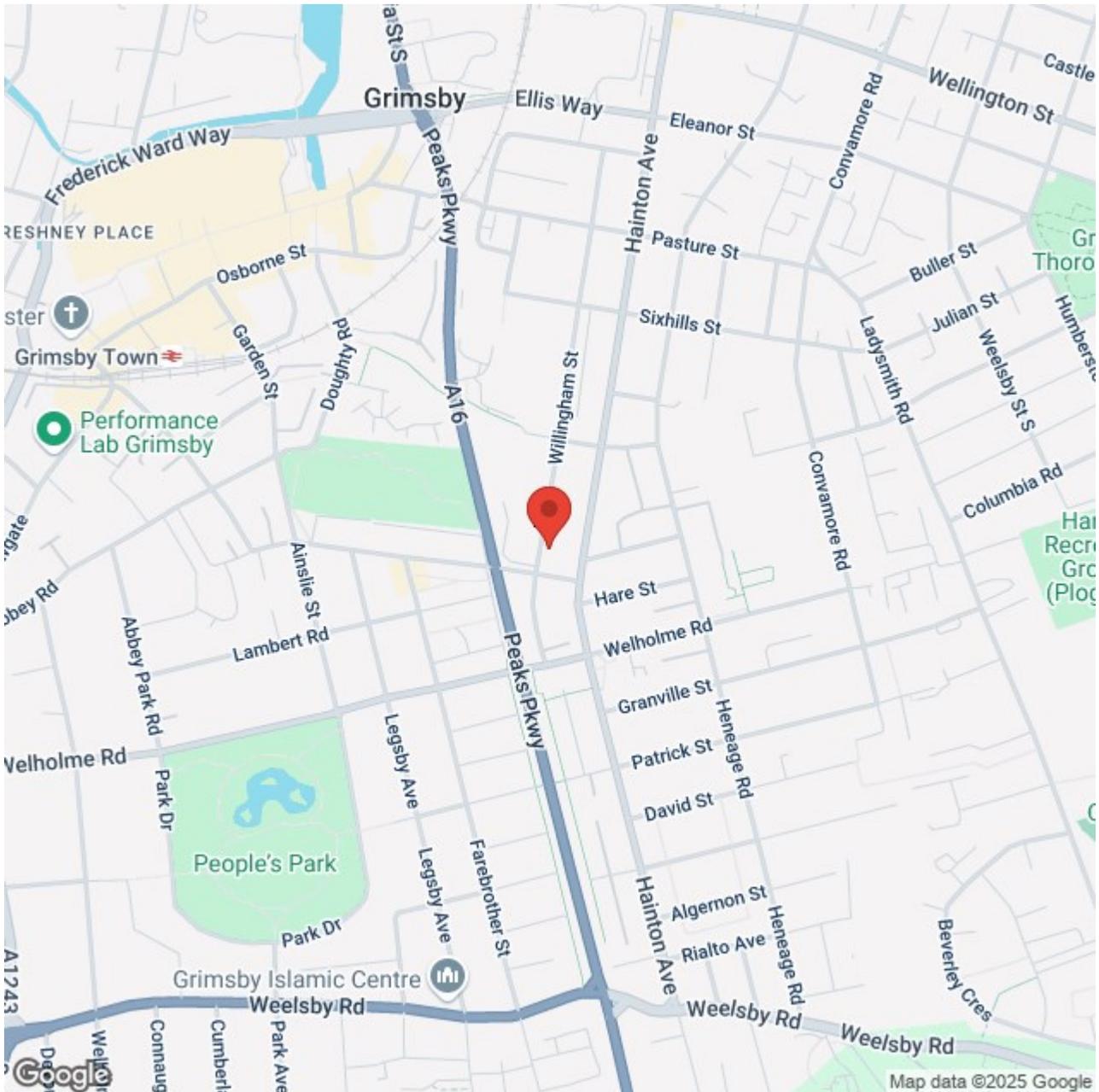
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) 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		
		89
	78	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	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.

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