

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### INVESTMENT PROPERTY FOR SALE 315 HENEAGE ROAD, GRIMSBY

**PURCHASE PRICE £74,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### 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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## 315 HENEAGE ROAD, GRIMSBY

Nestled on Heneage Road in the heart of Grimsby, this charming mid-terrace house presents an excellent opportunity for both investors and first-time buyers. Currently sold with a tenant in situ, who is paying £550 per calendar month, this property offers immediate rental income, making it a sound investment choice.

Upon entering, you are welcomed into the entrance hall that leads to two inviting reception rooms, perfect for entertaining guests or enjoying family time. The well-appointed kitchen provides ample space for culinary pursuits, while the conveniently located downstairs bathroom adds to the practicality of the home.

The first floor boasts three comfortable bedrooms, providing plenty of room for a growing family or guests. The property benefits from double glazing throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system.

Outside, the front and rear gardens offer delightful outdoor spaces for relaxation or gardening enthusiasts. The location is particularly advantageous, being close to local amenities, schools, and the bustling Grimsby town centre, making daily life convenient and enjoyable.

This property is not just a house; it is a home with potential, ideal for those looking to invest in a thriving area. With its combination of space, comfort, and a prime location, this mid-terrace house on Heneage Road is certainly worth considering.

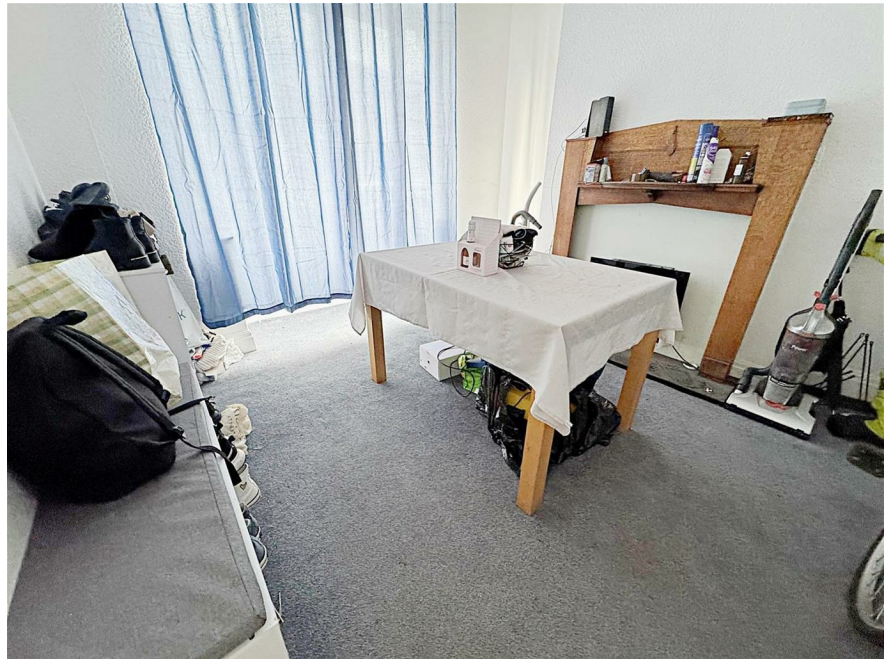
### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall and there is a light to the ceiling.

### **FRONT ROOM**

13'8 x 10'6 (4.17m x 3.20m)

With a u.PVC double glazed walk-in bay window, a wooden fire surround with a marble effect hearth. There is a central heating radiator, a light, coving and ceiling rose to the ceiling.



**MIDDLE ROOM**

12'7 increasing to 16'5 x 13'10 (3.84m increasing to 5.00m x 4.22m)

With u.PVC double glazed French door into the garden, stairs to the first floor accommodation and an under stairs cupboard. There is a central heating radiator and a light to the ceiling.



**KITCHEN**

13'7 x 8'3 (4.14m x 2.51m)

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



**KITCHEN**



**LOBBY**

8'10 x 2'8 (2.69m x 0.81m)

With a u.PVC double glazed door into the garden, plumbing for a washing machine, vinyl to the floor and a light to the ceiling.

**BATHROOM**

7'8 x 8'10 (2.34m x 2.69m)

With a white suite comprising of a panelled bath, a chrome mixer tap and a glass shower screen, a pedestal wash hand basin with chrome taps and a toilet. Two u.PVC double glazed windows, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



**LANDING**

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

## 315 HENEAGE ROAD, GRIMSBY

### **BEDROOM 1**

11'2 x 13'10 (3.40m x 4.22m)

This double bedroom is to the front of the property with a central heating radiator, a built in cupboard and a light to the ceiling.



### **BEDROOM 2**

12'8 x 10'8 (3.86m x 3.25m)

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



## 315 HENEAGE ROAD, GRIMSBY

### **BEDROOM 3**

13'2 x 8'4 (4.01m x 2.54m)

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



### **OUTSIDE**

The front garden has a walled boundary and is laid to concrete for ease of maintenance.

The rear garden has a walled boundary with a wooden gate and is laid to lawn with a concrete path. There is a breeze block store/shed.

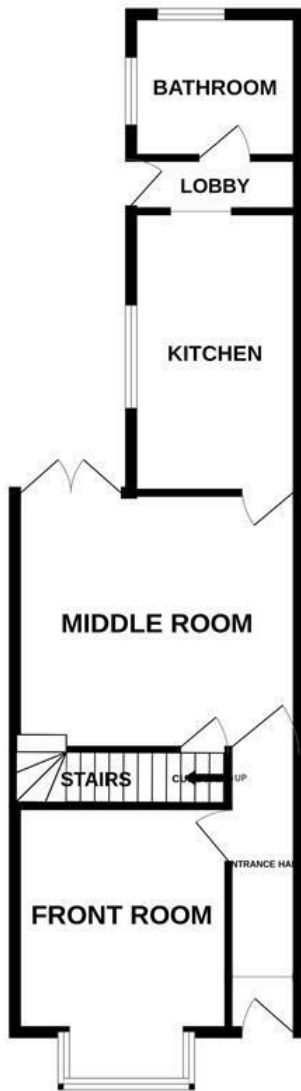


315 HENEAGE ROAD, GRIMSBY

OUTSIDE



GROUND FLOOR




1ST FLOOR




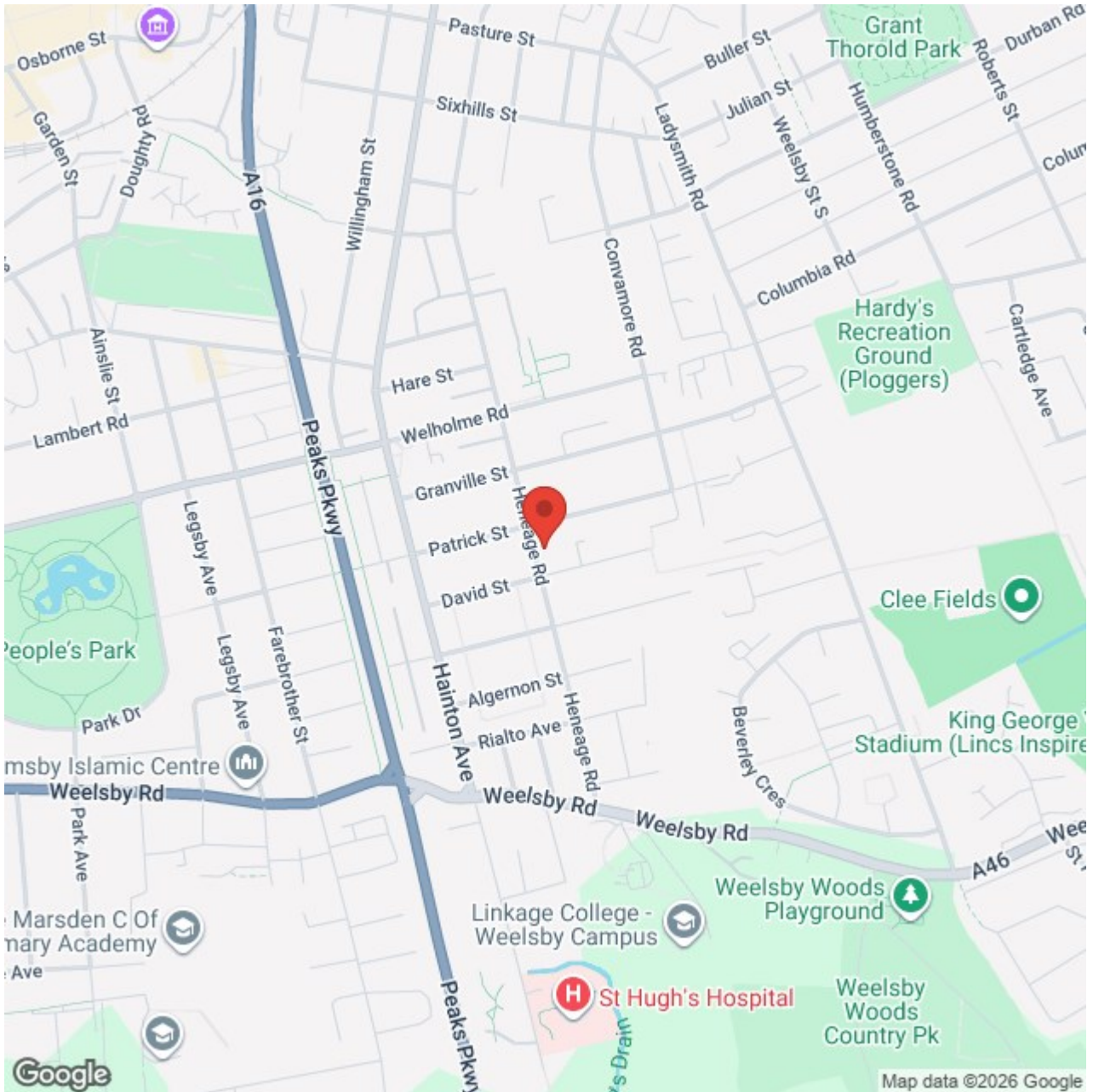
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		
(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>85</b>
	<b>67</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.

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