

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 31 GUILDFORD STREET, GRIMSBY

**PURCHASE PRICE £89,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£89,950

#### TENURE

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



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## 31 GUILDFORD STREET, GRIMSBY

Nestled in the heart of Grimsby on Guildford Street, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property is conveniently situated close to local amenities, ensuring that everything you need is just a stone's throw away.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a dining room, creating an inviting atmosphere perfect for entertaining guests or enjoying family meals. The fitted kitchen is well-equipped, making meal preparation a delight. Additionally, the downstairs shower room adds to the practicality of the home, catering to the needs of modern living.

The first floor boasts two generously sized double bedrooms, providing ample space for relaxation and rest. A well-appointed bathroom completes this level, ensuring comfort and convenience for all occupants.

Outside, the property features low-maintenance front and rear gardens, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. The house benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

This delightful terraced house is not only a wonderful place to call home but also a promising investment opportunity in a vibrant area. With its combination of space, comfort, and accessibility, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this property and envision the possibilities it holds.

### **LOUNGE**

12'9 x 13'3 (3.89m x 4.04m)

Through a composite front door into the lounge with a u.PVC double glazed bow window, a painted fire surround with a marble effect back and hearth and a coal effect electric fire. Stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling. Through sliding doors into the dining room.





**LOUNGE**



**DINING ROOM**

12'9 x 11'6 (3.89m x 3.51m)

With a u.PVC double glazed window, an under stairs cupboard, a central heating radiator, a light and coving to the ceiling.



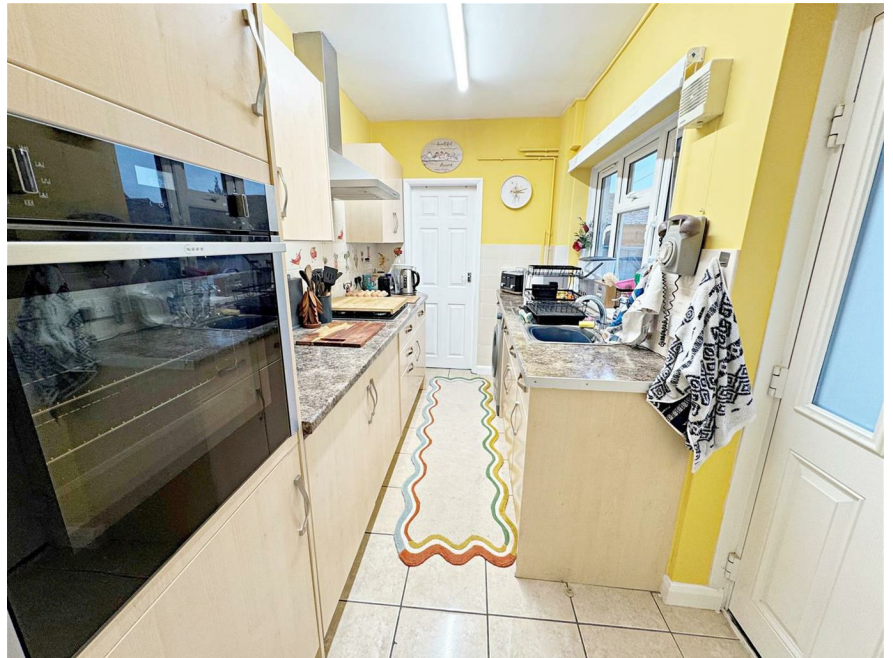
**DINING ROOM**



**KITCHEN**

11'6 x 6'0 (3.51m x 1.83m)

With a range of Beech wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integrated under counter fridge and freezer, a housed electric oven with a hide and slide door, a gas hob with a stainless steel extractor fan above. There is plumbing for a washing machine, a u.PVC double glazed window and door, a tiled floor and a light to the ceiling.





**KITCHEN**



**SHOWER ROOM**

6'2 x 6'0 (1.88m x 1.83m)

With a plumbed shower, a pedestal wash hand basin and chrome taps. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator, and a light to the ceiling.



**WC**

3'5 x 2'1 (1.04m x 0.64m)

With a u.PVC double glazed window, a toilet, fully tiled walls and floor, a wall mounted central heating boiler and a light to the ceiling.

**LANDING**

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

## 31 GUILDFORD STREET, GRIMSBY

### **BATHROOM**

11'1 x 6;2 max (3.38m x 1.83m; '0.61m max)

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



### **BEDROOM 1**

13'4 x 9'5 (4.06m x 2.87m)

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





**BEDROOM 1**



**BEDROOM 2**

11'6 max x 9'6 (3.51m max x 2.90m)

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



## 31 GUILDFORD STREET, GRIMSBY

### OUTSIDE

The front garden has a low walled and wrought iron boundary with a wrought iron gate and is laid to artificial grass for ease of maintenance. The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to artificial grass with a paved patio area. There is a plastic storage container with power and a timber shed.

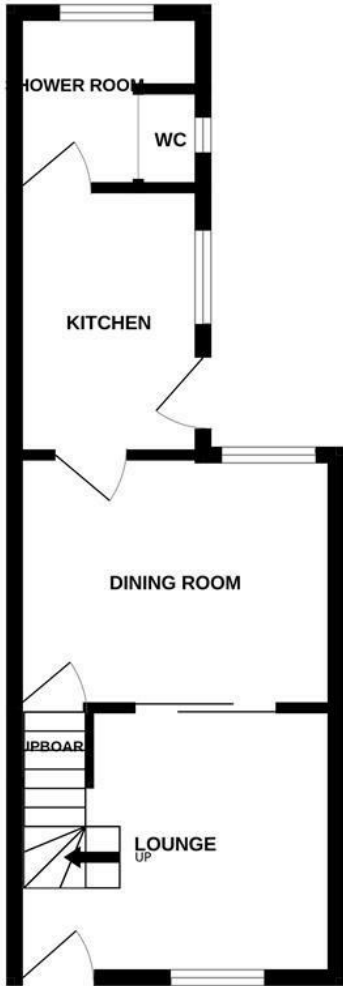


### OUTSIDE

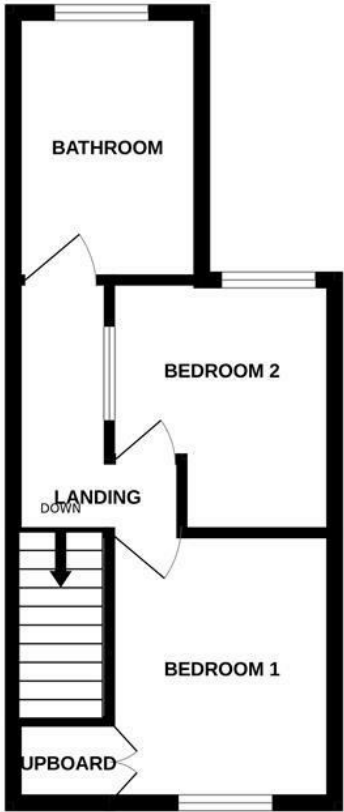




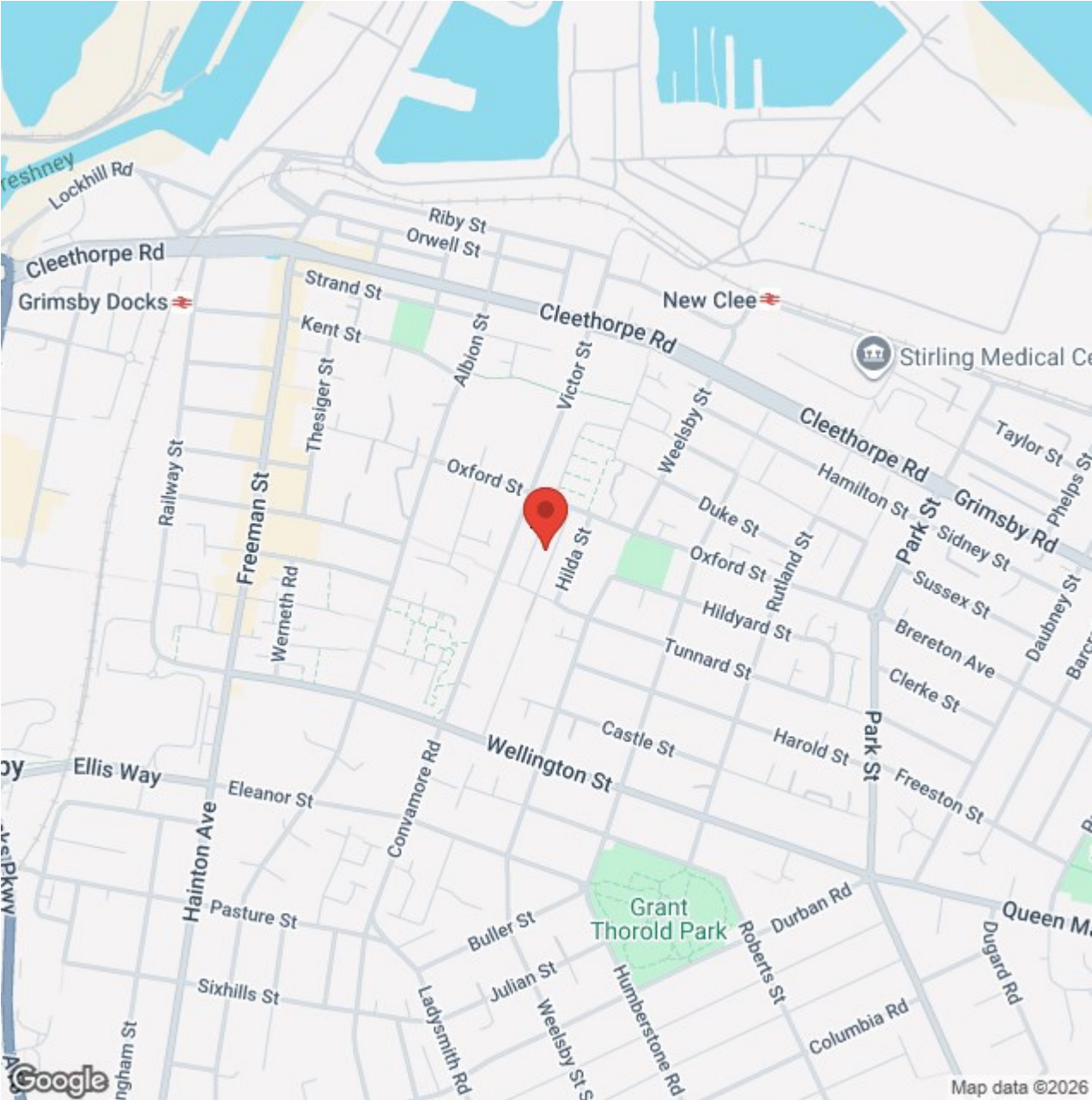
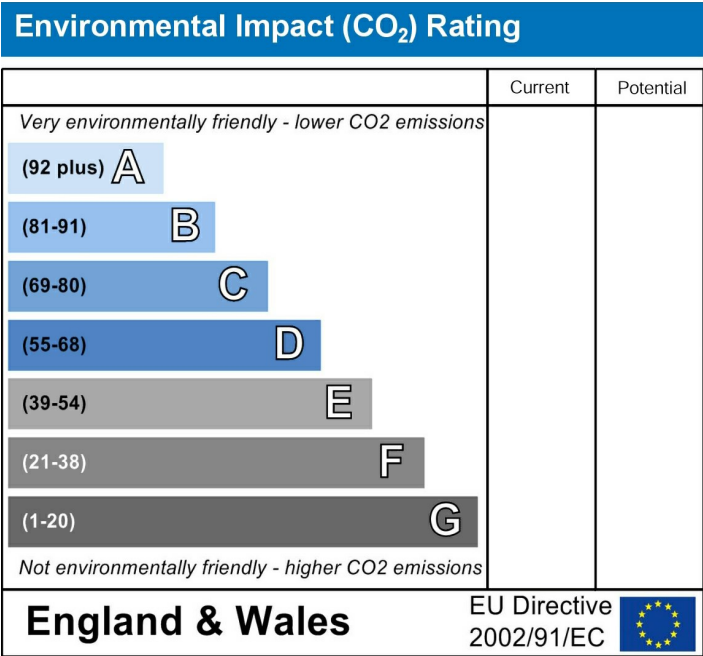
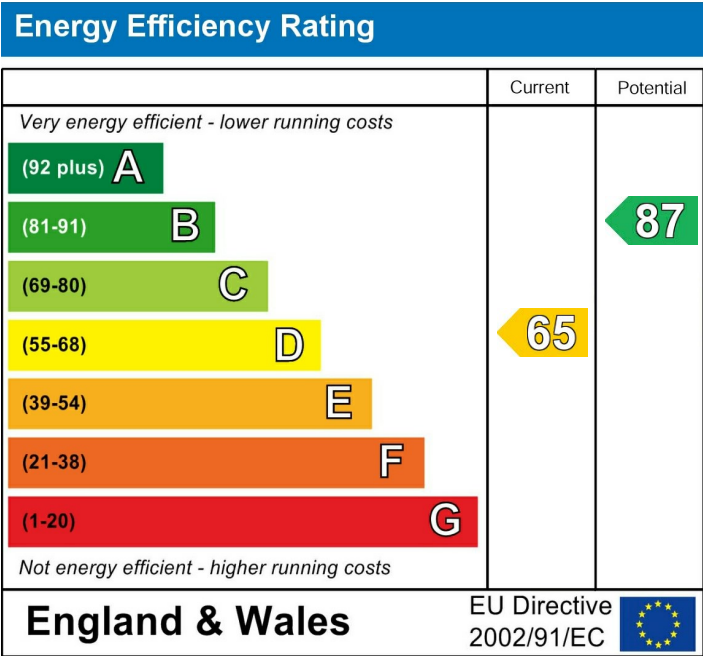
GROUND FLOOR



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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## **ADDITIONAL NOTES**

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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.

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#### **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](mailto: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.**

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