

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 70 DANES CLOSE, GRIMSBY

PURCHASE PRICE £115,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£115,000

TENURE

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



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BMH Estate Agents & Property Management Limited
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70 DANES CLOSE, GRIMSBY

Nestled in the charming area of Danes Close, Grimsby, this well-presented mid-terrace house is an excellent opportunity for those seeking a comfortable and inviting home. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a spacious lounge that provides a perfect setting for relaxation and entertaining. The kitchen/breakfast room is thoughtfully designed, offering ample space for dining and culinary pursuits. Additionally, a convenient downstairs WC enhances the practicality of the living space.

The first floor boasts two generously sized double bedrooms, ideal for restful nights and personal retreats. A well-appointed bathroom completes this level, ensuring all your needs are met.

Outside, the enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

This delightful home is situated in a friendly neighbourhood, making it an ideal choice for first-time buyers, small families, or investors looking for a solid rental opportunity. With its appealing features and convenient location, this property is not to be missed. Arrange a viewing today and discover the potential that awaits you in this lovely Grimsby home.

LOUNGE

16'0 x 12'7 (4.88m x 3.84m)

Through the composite front door into the lounge with a u.PVC double glazed window, a central heating radiator, stairs to the first floor accommodation and a light to the ceiling.



LOUNGE



KITCHEN/BREAKFAST ROOM

12'7 decreasing to 5'11 x 12'0 decreasing to 8'8 (3.84m decreasing to 1.80m x 3.66m decreasing to 2.)

With a range of white wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a housed extractor fan over, plumbing for a washing machine, space for a fridge/freezer and the central heating boiler is housed in the larder cupboard. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM



WC

3'1 x 6'7 (0.94m x 2.01m)

With a toilet a wall mounted sink with a chrome mixer tap, 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, a central heating radiator, a light and loft access to the ceiling.

70 DANES CLOSE, GRIMSBY

BEDROOM 1

12'7 x 12'0 (3.84m x 3.66m)

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

12'7 x 8'11 (3.84m x 2.72m)

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



BEDROOM 2



70 DANES CLOSE, GRIMSBY

BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

The bathroom with a white suite comprising of a panelled bath, a chrome mixer tap, a plumbed shower over, a pedestal wash hand basin, chrome taps and a toilet. Part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



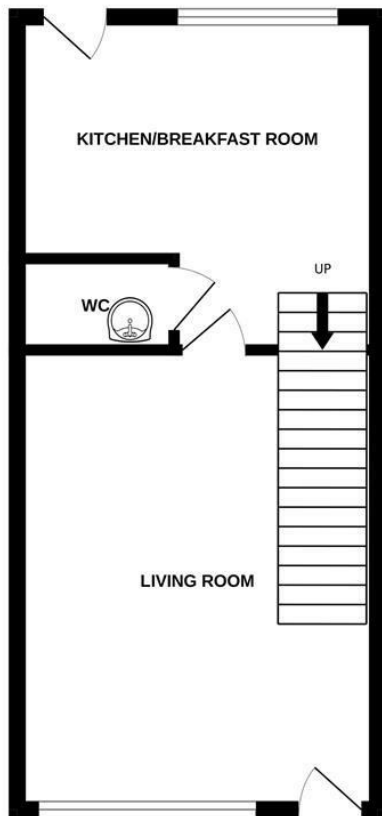
OUTSIDE

The front of the property is open and there is a small planting area at the front with a path to the front door.

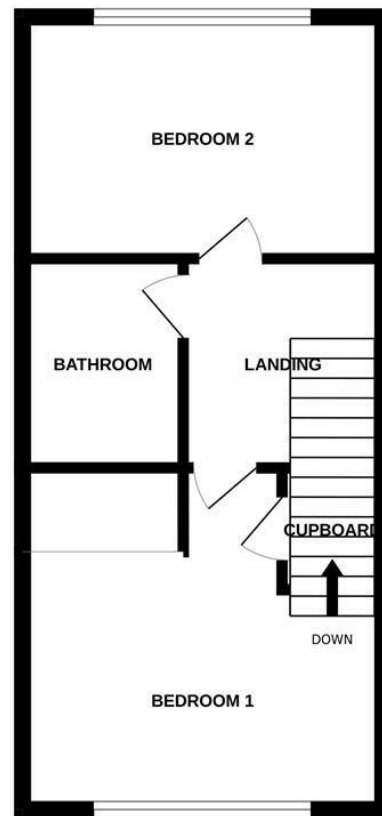
The rear garden is fence enclosed with a wooden gate and is laid to pavers for ease of maintenance.



GROUND FLOOR



1ST FLOOR



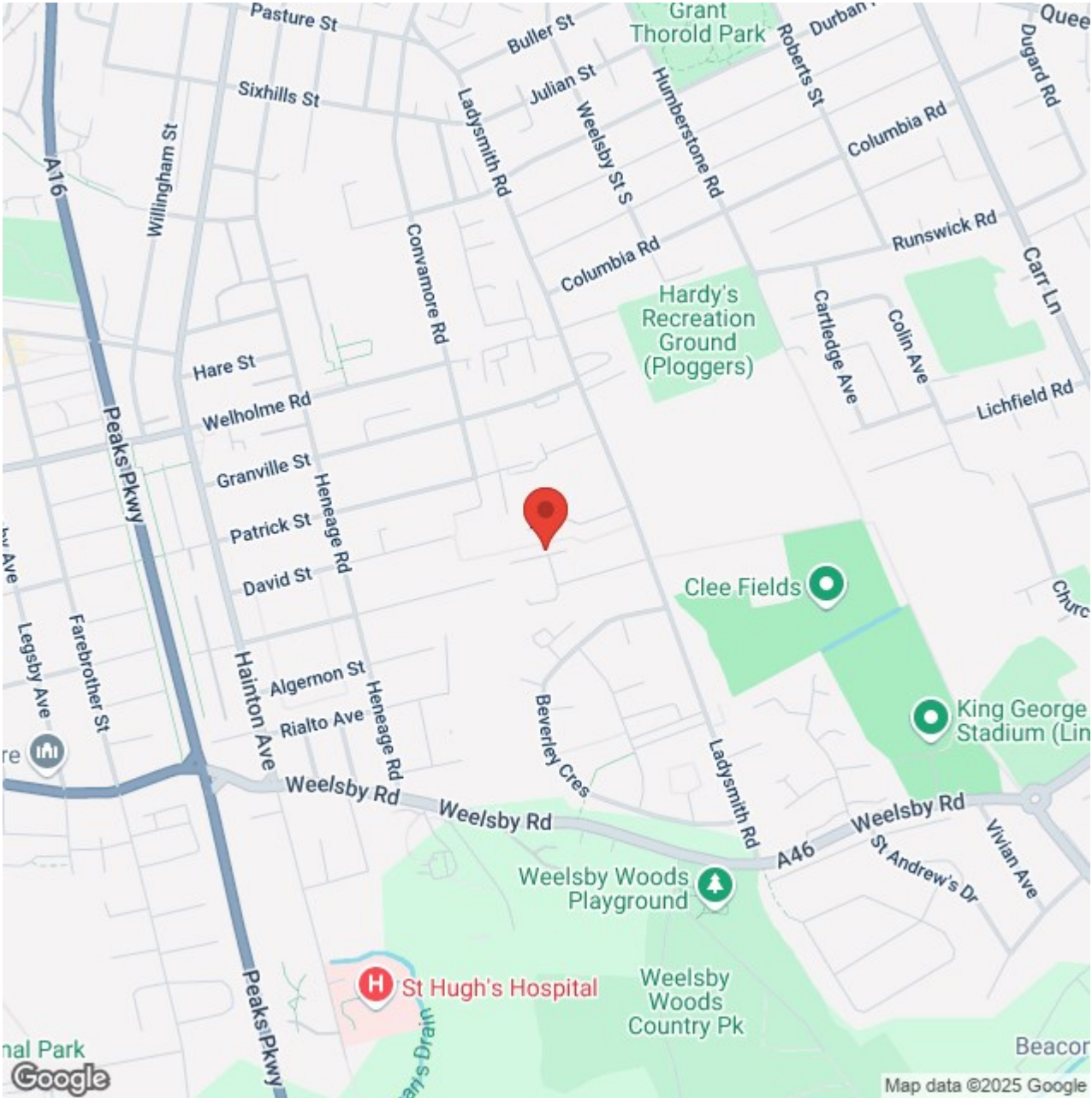
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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