

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 65 CASTLE STREET, GRIMSBY

**PURCHASE PRICE £75,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£75,000

#### TENURE

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



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## 65 CASTLE STREET, GRIMSBY

Nestled in the heart of Castle Street, Grimsby, this charming terraced house is a hidden gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, and a modern bathroom, this property is the epitome of comfort and convenience.

As you step inside, you are greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The two reception rooms offer versatility, whether you fancy a cosy night in or a lively gathering with friends and family.

The modern kitchen is a chef's delight, equipped with everything you need to whip up delicious meals. With a convenient downstairs WC, this home is designed for practical living.

Upstairs, you'll find three bedrooms, each offering a peaceful retreat at the end of the day. The modern bathroom provides a tranquil space to unwind and rejuvenate.

Outside, the rear garden is a lovely spot for enjoying a morning coffee or hosting summer barbecues. With double glazing and gas central heating, this property ensures comfort all year round.

Offered for sale with no chain, this move-in ready home is an ideal investment opportunity or perfect for first-time buyers looking to step onto the property ladder. Don't miss out on the chance to make this delightful mid-terrace property your own.

### **ENTRANCE PORCH**

Through a u.PVC double glazed front door into the porch with laminate to the floor and a hardwood door to the lounge.

### **LOUNGE**

12'7" x 11'4" (3.85 x 3.47)

The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



**SITTING ROOM**

12'5" x 12'4" (3.81 x 3.76)

With a u.PVC double glazed window, a white painted fire surround with a marble effect back and hearth and a gas fire within. A central heating radiator, laminate to the floor and a light to the ceiling.



**KITCHEN**

20'1" x 7'11" (6.14 x 2.42)

The kitchen with a range of light gray wall and base units, contrasting work surfaces and upstands, a stainless steel sink unit with a chrome mixer tap. There is an integral oven and hob with a stainless steel extractor fan above, the central heating boiler is housed in a cupboard. A u.PVC double glazed window and door, plumbing for a washing machine, a central heating radiator, laminate to the floor and a light to the ceiling.



**KITCHEN**



**WC**

With a white toilet and a wall mounted sink with a chrome mixer tap. A u.PVC double glazed window, laminate to the floor and a light to the ceiling,

## 65 CASTLE STREET, GRIMSBY

### **LANDING**

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

### **BEDROOM 1**

11'5" x 10'5" (3.5 x 3.18)

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



### **BEDROOM 2**

10'1" x 9'7" (3.08 x 2.94)

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



### **BEDROOM 3**

8'0" x 7'4" (2.44 x 2.26)

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



## 65 CASTLE STREET, GRIMSBY

### **BATHROOM**

The bathroom with a white suite comprising of a panelled bath with a chrome mixer tap with a chrome plumbed shower and a glass shower screen, a sink set in a vanity unit with a chrome mixer. A u.PVC double glazed window, part tiled walls and a tiled floor, a chrome ladder style radiator and spot lights to the ceiling.

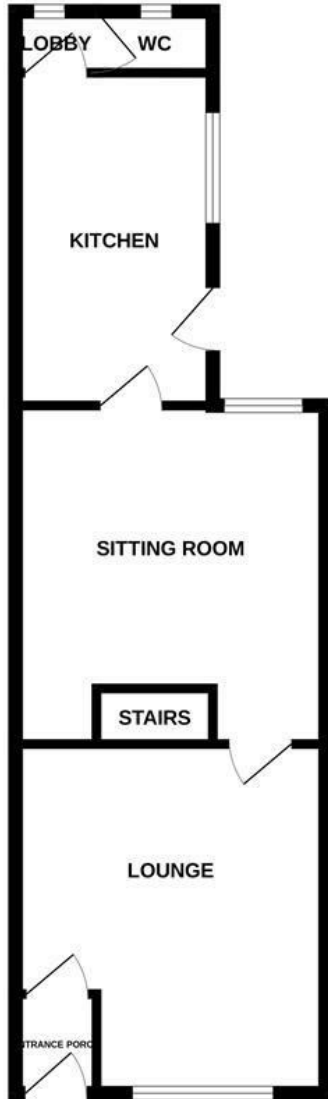


### **OUTSIDE**

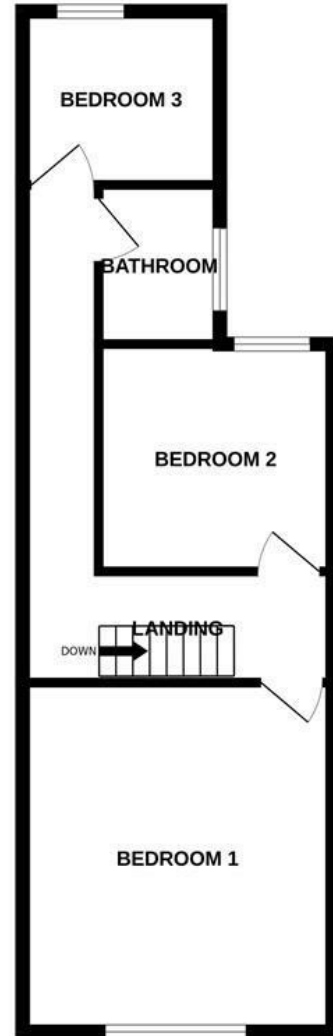
The rear garden has a walled and fenced boundary and is laid to concrete for ease of maintenance.



GROUND FLOOR

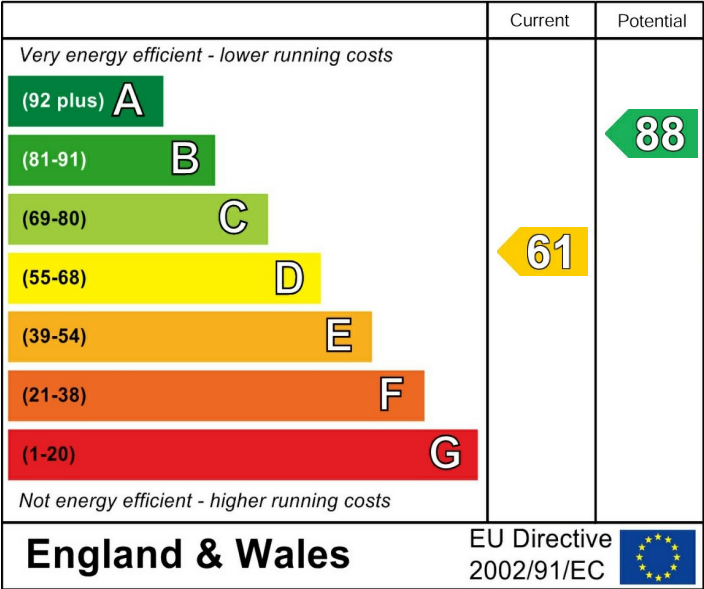


1ST FLOOR

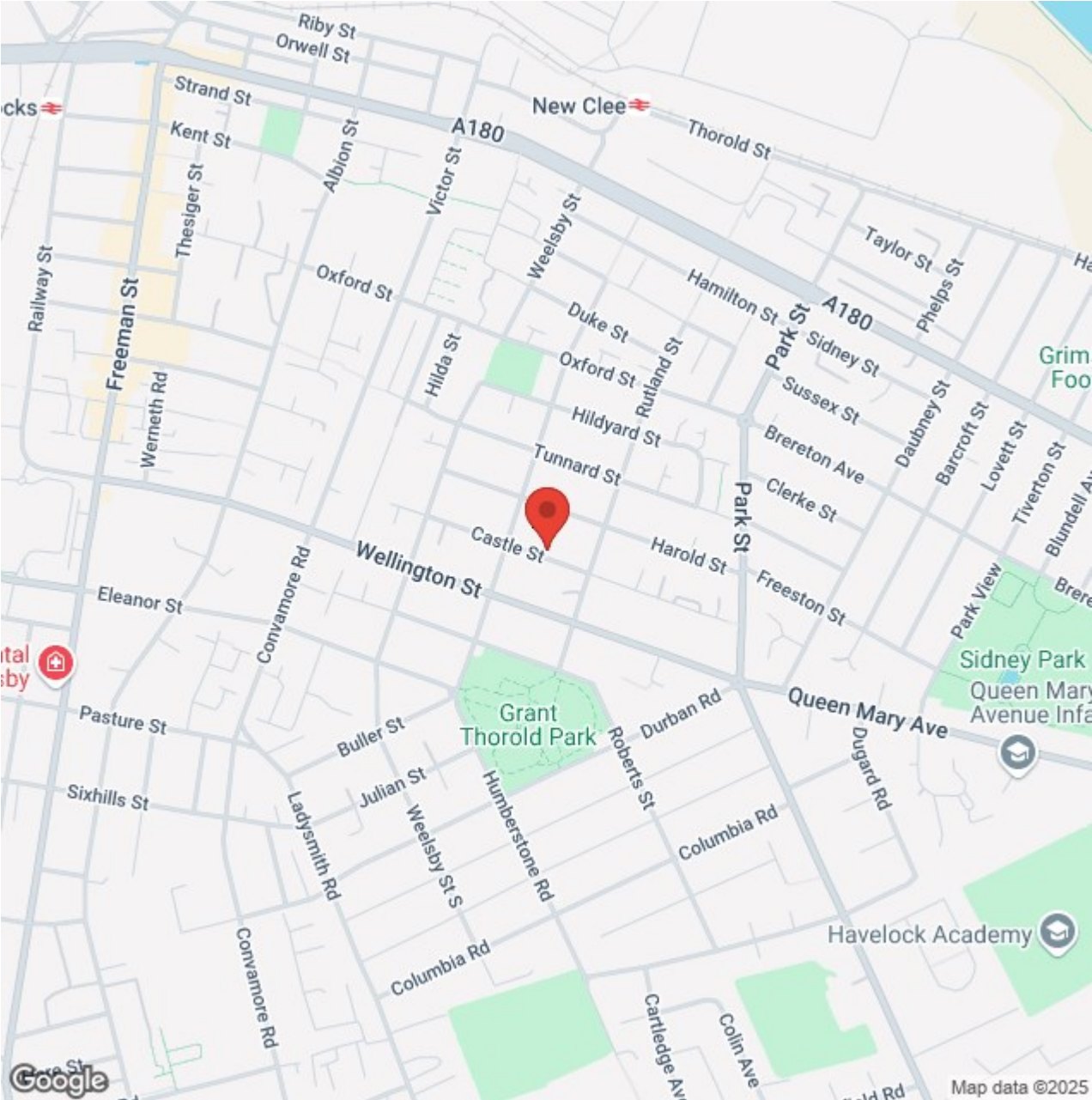
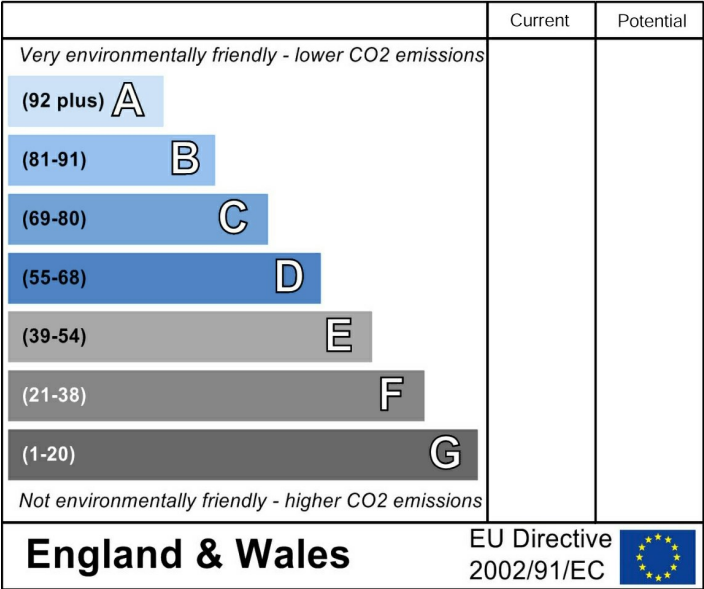


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Environmental Impact (CO<sub>2</sub>) Rating



## **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](mailto: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 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.**

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