

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

60A WELHOLME ROAD, 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 Leasehold with a 153 year lease and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



60A WELHOLME ROAD, GRIMSBY

Nestled on Welholme Road in Grimsby, this charming ground floor flat presents an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with no chain, this spacious property boasts a generous 153-year lease, ensuring peace of mind for years to come.

The flat features a well-appointed kitchen/breakfast room, perfect for enjoying leisurely meals or entertaining guests. The inviting lounge provides a comfortable space to relax, while two double bedrooms offer ample room for rest and personal space. The bathroom is conveniently located, catering to the needs of modern living.

This property benefits from double glazing throughout, ensuring warmth and tranquillity, complemented by a reliable gas central heating system. Additionally, off-road parking for one vehicle adds to the convenience of this delightful home.

Situated within walking distance of the town centre and local amenities, residents will enjoy easy access to shops, cafes, and essential services. This prime location enhances the appeal of the flat, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this ground floor flat on Welholme Road is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its spacious layout, convenient location, and modern amenities, it is sure to attract considerable interest. Do not miss the chance to make this lovely flat your new home.

KITCHEN-BREAKFAST ROOM

12'9 x 14'9 (3.89m x 4.50m)

Through a hardwood door into the kitchen with a range of Beech wall and base units, contrasting work surfaces, tiled reveals and a stainless steel sink unit with chrome taps. A stainless steel extractor fan with space for a cooker and there is plumbing for a washing machine. A u.PVC double glazed walk-in bay window, two central heating radiators, a tiled floor and two lights to the ceiling.



KITCHEN-BREAKFAST ROOM



BATHROOM

11'7 x 3'9 (3.53m x 1.14m)

With a white suite comprising of a panelled bath with a chrome mixer tap, a pedestal wash hand basin with chrome taps and a toilet. A wall mounted central heating radiator, part tiled walls, a u.PVC double glazed window, a central heating radiator and two lights to the ceiling.



60A WELHOLME ROAD, GRIMSBY

LOUNGE

19'10 x 13'10 (6.05m x 4.22m)

The lounge with a u.PVC double glazed walk-in bay window, a painted fire surround with a marble effect mantle, a central heating radiator and a light to the ceiling.



INNER HALL

With a central heating radiator, a storage cupboard, doors to the bedrooms and a light to the ceiling.

BEDROOM 1

13'1 x 16'2 (3.99m x 4.93m)

This double bedroom with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



60A WELHOLME ROAD, GRIMSBY

BEDROOM 2

13'2 x 13'8 (4.01m x 4.17m)

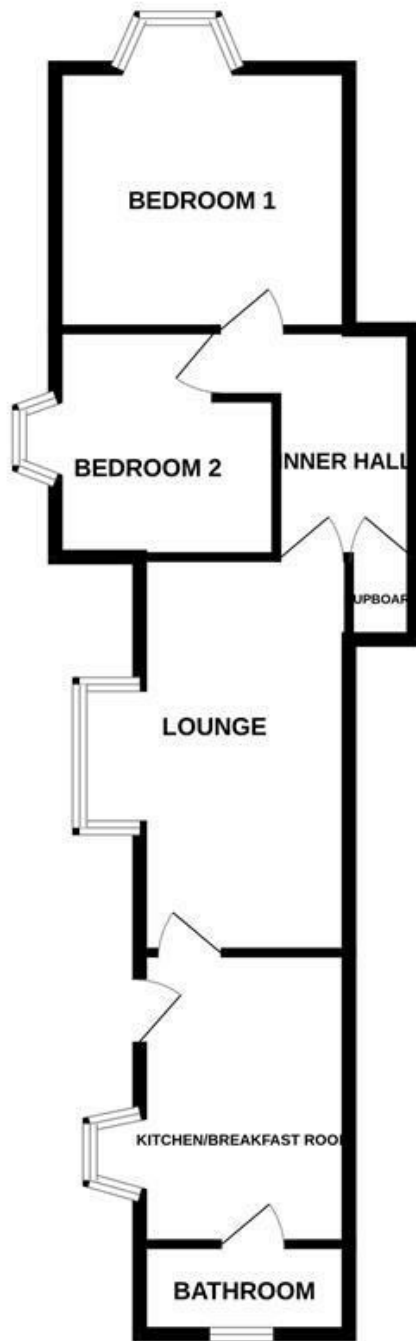
Another double bedroom with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



OUTSIDE

The flat has a fenced boundary with a wooden gate and is laid to concrete for ease of maintenance and there is one parking space.

GROUND 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		75
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



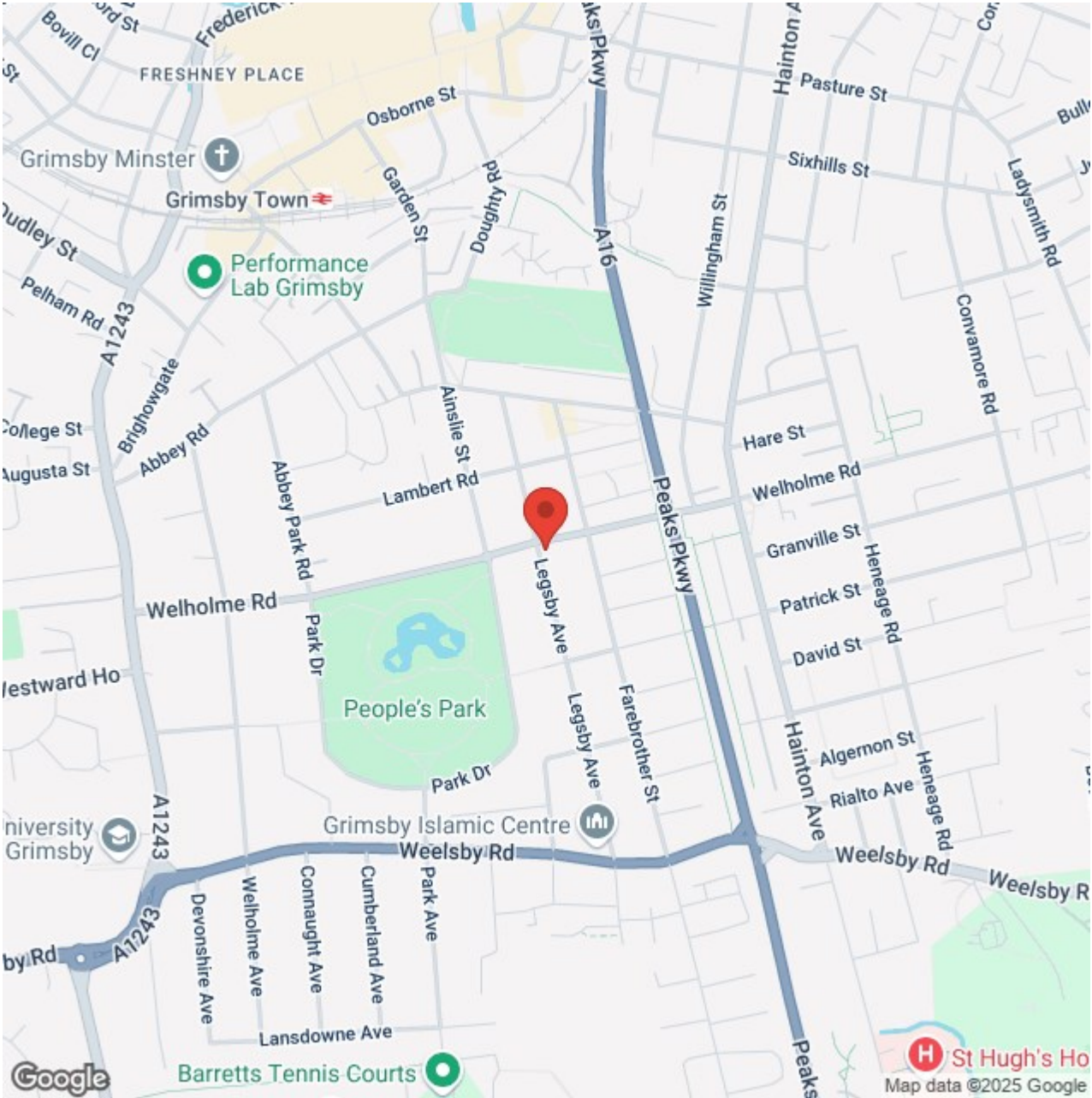
Environmental Impact (CO₂) Rating

	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