



38 Baytree Avenue Grimsby, North East Lincolnshire DN34 4RE

Ideal for FIRST TIME BUYERS is this very well presented spacious THREE BEDROOM SEMI DETACHED HOUSE which is within easy access of the town centre, motorway links and the Humber Bank Industries. The property has recently been professional decorated throughout with some new floor coverings and has accommodation includes: Entrance hall, lounge and dining room which opens into a superb conservatory, fitted kitchen, three bedrooms and a bathroom/wc to the first floor. Gas central heating (new boiler installed 2024), double glazing. Front and enclosed rear garden. NO FORWARD CHAIN.

£149,950

- SPACIOUS SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- EASY ACCESS TO TOWN & THE MOTOR COMPLEX
- LOUNGE
- DINING ROOM & CONSERVATORY
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- FRONT AND REAR GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a glazed uPVC door into the reception hallway.

HALLWAY

Having coved ceiling, wood effect laminate flooring, radiator and carpeted stairs leading to the first floor with white open spindle balustrade and handy storage cupboard underneath. Large storage cupboard housing the recently installed wall mounted boiler (2024). Could be converted to a downstairs toilet with the necessary consents.



HALLWAY

Additional Photograph

LOUNGE

13'11" x 11'5" (4.26 x 3.48)

Fashionably decorated including a grey accent wall and a newly laid grey carpet this formal lounge has a double glazed bay window to the front elevation, radiator and coving to ceiling.

DINING ROOM

12'10" x 10'4" (3.92 x 3.15)

This spacious dining room has open access into both the kitchen and conservatory and has coving to ceiling, laminate flooring and radiator.



CONSERVATORY

12'0" x 9'4" (3.66 x 2.86)

Continued laminate floor leading from the dining room with double doors, two radiators and uPVC double glazed windows and French doors leading out onto the rear garden.



KITCHEN

11'5" x 7'1" (3.48 x 2.16)

Benefiting from a range of Beech front wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a ceramic sink, gas hob with electric fan assisted oven beneath and stainless steel chimney style extractor hood above. Integrated fridge freezer and ample space for a automatic washing machine. Having tiled floor, uPVC double glazed window to the side aspect and glazed uPVC door leading to the rear garden.



KITCHEN

Additional Photograph



FIRST FLOOR

LANDING

Continued carpeted flooring with white wooden open spindle balustrade, uPVC double glazed window to the side aspect and loft access to the ceiling.



BEDROOM ONE

11'8" x 11'3" (3.56 x 3.45)

The largest of the three bedrooms is to the front of the property with a uPVC double glazed window. Finished with carpeted flooring and radiator.



BEDROOM TWO

11'7" x 10'6" (3.54 x 3.21)

The second double bedroom has a uPVC double glazed window to the rear, carpeted flooring and radiator.



BEDROOM THREE

8'3" x 6'4" (2.53 x 1.94)

Having a uPVC double glazed window to the rear, carpeted flooring and radiator.



BATHROOM

6'3" x 5'7" (1.92 x 1.71)

Benefiting from a white three piece suite which comprises: A panelled bath with an electric shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with tiled walls and floor, heated towel rail and an obscure glazed uPVC window to the front aspect.



OUTSIDE



GARDENS

Having an open plan front garden which is paved to provide off road parking. Wooden side access gate which leads on to the side off the property. The rear garden has fenced boundaries with a paved patio and artifical grass for low maintenance and timber shed.



COUNCIL TAX BAND

Council Tax Band A

TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. with 900 years remaining. Confirmation / verification has been requested. Please consult us for further details. Offer dependant property could be made freehold on completion.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

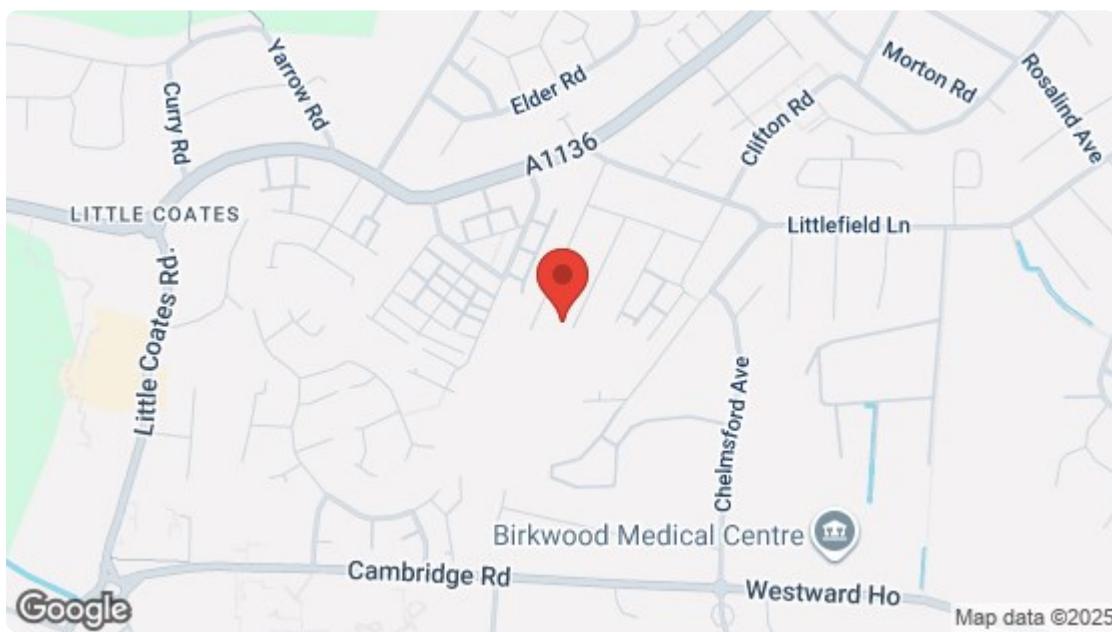
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the plan contained here, no guarantee is given as to its completeness, dimensions and shape. Items are approximate and no responsibility is taken for any 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		83
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.