



29 Whitby Drive Grimsby, North East Lincolnshire DN32 9TB

We are delighted to offer to you this THREE BEDROOM SEMI DETACHED FAMILY HOME situated just off Ladysmith Road, close to all amenities, bus routes, motorway links and ideally place for both Grimsby and Cleethorpes Town Centres. The property benefits from; Gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, lounge, kitchen, dining room, conservatory and to the first floor three good sized bedrooms and family bathroom. Having a low maintenance front garden with an enclosed southerly facing rear garden which is mainly laid to lawn with brick built stores. Viewing is highly recommended.

£145,000

- THREE BEDROOM SEMI DETACHED PROPERTY
- KITCHEN
- DINING ROOM
- CONSERVATORY
- LOUNGE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SOUTHERLY FACING REAR GARDEN
- OUTSIDE STORES



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double glazed door with glazed panels into the entrance porch.

PORCH

Having part tiled walls with wood effect vinyl flooring and wooden glazed door leading into the property.



HALLWAY

Having wood effect laminate flooring with carpeted stairs leading to the first floor with enclosed banister and under stairs storage cupboard. Extra storage cupboard and radiator fitted.



LOUNGE

15'0" x 11'11" (4.59 x 3.65)

The lounge is to the front of the property and has a walk in bay with uPVC double glazed windows, coved ceiling with downlights, wood flooring and a feature fireplace with ornate hand painted surround, marble hearth and back and space for a fire.



LOUNGE

Additional Photograph



KITCHEN

12'6" x 8'9" (3.83 x 2.69)

The kitchen benefits from a range of Beech coloured wall and base units with contrasting work surfaces and mosaic effect tiled splash backs and incorporates a composite sink and drainer and electric slot in cooker. Ample space for an automatic washing machine and fridge freezer. Finished with coved ceiling, wood effect laminate flooring, radiator and dual aspect uPVC double glazed windows. Open to the dining room creating the ideal family and enetrtaininf space.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



DINING ROOM

10'2" x 10'1" (3.11 x 3.08)

The dining room is open to the kitchen and has coved ceiling with wood effect laminate flooring, radiator and wooden glazed door with side light panels leading to the conservatory.



DINING ROOM

Additional Photograph



DINING ROOM

Additional Photograph



CONSERVATORY

8'3" x 6'0" (2.53 x 1.85)

This handy extra room has uPVC double glazed windows and door looking into the garden with wood effect vinyl flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Having enclosed banister, coved ceiling, down lights and carpeted flooring. uPVC double glazed window to the side aspect and logt access to the ceiling.



BEDROOM ONE

13'1" x 10'11" (4.00 x 3.34)

The first double bedroom is to the front of the property and has a uPVC double glazed window, coved ceiling with down lights, wood effect laminate flooring, radiator and built in storage.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

10'5" x 8'7" (3.20 x 2.63)

The second double bedroom is to the rear aspect and has a uPVC double glazed window, coved ceiling, wood effect laminate flooring, radiator and two built in storage cupboards.



BEDROOM TWO

Additional Photograph



BEDROOM THREE

10'1" x 8'2" (3.09 x 2.50)

The third bedroom has a uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator and built in storage cupboard which houses the wall mounted boiler.



BATHROOM

8'10" x 5'5" (2.71 x 1.66)

Benefitting from a white three piece suite which comprises of; Panel bath with shower above, pedestal hand wash basin and low flush wc. Finished with tiled walls, tiled effect laminate flooring, radiator, down lights to the ceiling and an obscure glazed uPVC window to the rear.



BATHROOM

Additional Photograph



OUTSIDE

STORES

Brick built stores for handy storage.

GARDENS

The property sits facing a green and has hedged boundaries with wooden access gate, the garden is of low maintenance and has a further wooden gate leading to the rear garden. The southerly facing rear garden is mainly laid to lawn with mature planting to the borders, paved patio area and pathway leading to the brick built stores. Having fenced boundaries.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



COUNCIL TAX BAND

Council Tax Band B

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

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

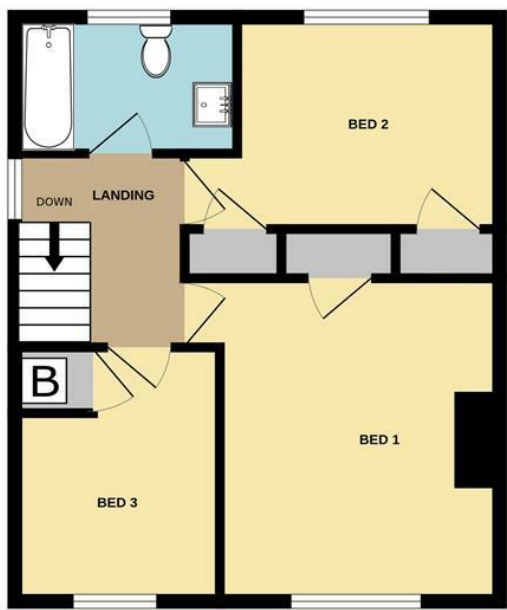
OPENING TIMES

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

GROUND FLOOR



1ST FLOOR



29 WHITBY DRIVE, GRIMSBY, DN32 9TB

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		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.