



2 Limber Vale Grimsby, North East Lincolnshire DN34 4DU

Located close to Yarbrough Road which is within easy access of the town centre, is this well presented END LINK HOUSE, ideal for first time buyers/investors. The spacious accommodation includes: Entrance hall, lounge, sitting/dining room, fitted kitchen, three bedrooms and bathroom/wc to the first floor. Gas central heating system. Double glazing. Open plan front garden plus a good sized enclosed rear garden. VIEWING ESSENTIAL.

£125,000

- IDEAL FOR FIRST TIME BUYERS
- END LINK HOUSE
- TWO RECEPTION ROOMS
- KITCHEN
- THREE BEDROOMS
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- VIEWING RECOMMENDED



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a double glazed entrance door. Vinyl flooring. Coving to ceiling. The white spelled staircase leads up to the first floor which has useful storage below.

LOUNGE (FRONT)

12'2" x 10'2" (3.72 x 3.12)

Having a double glazed bay window to the front elevation, radiator, fashionable laminate flooring and coving to ceiling. The focal point of this room is the recess to the chimney breast which has an oak style lintel above.



DINING/SITTING ROOM

11'5" x 15'7" (3.48 x 4.75)

The multi functional room has a double glazed window to the rear elevation, radiator and coving to ceiling. The focal point of this room is the contemporary grey fire surround having a pebbled inset.



DINING/SITTING ROOM

Additional photo



KITCHEN

10'5" x 6'7" (3.18 x 2.02)

Fitted with a range of modern base and wall cupboards incorporating an electric oven, a gas hob with an extractor above. The contrasting work surfaces are inset with a stainless steel sink unit with space beneath for washing machine. Complementary tiled splash backs. Vinyl flooring. Double glazed window. Radiator.



FIRST FLOOR

LANDING

Coving to ceiling

BEDROOM 1 (FRONT)

11'8" x 9'10" (3.57 x 3.01)

Double glazed window. Radiator.



BEDROOM 2 (REAR)

9'4" x 10'3" (2.87 x 3.14)

Double glazing window. Coving to ceiling. Radiator.



BEDROOM 3 (REAR)

7'1" x 5'8" (2.17 x 1.73)

Double glazed window. Radiator. Access to roof space.



BATHROOM/WC

5'8" x 5'1" (1.74 x 1.57)

Having a suite in white comprising a panelled bath including a shower and glass panel above, a pedestal wash hand basin and a low flush wc. Complementary tiling to walls. Vinyl flooring. Double glazed window. Heated towel rail.



OUTSIDE



THE GARDENS

The property stands in both front and rear gardens, the fore garden is block paved for ease of maintenance together with an enclosed rear garden which includes a block paved patio area ideal for outside entertaining together with a matching pathway which leads to the timber garden shed and the raised decking, situated at the rear of this garden.



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.

COUNCIL TAX BAND

Council Tax Band - A

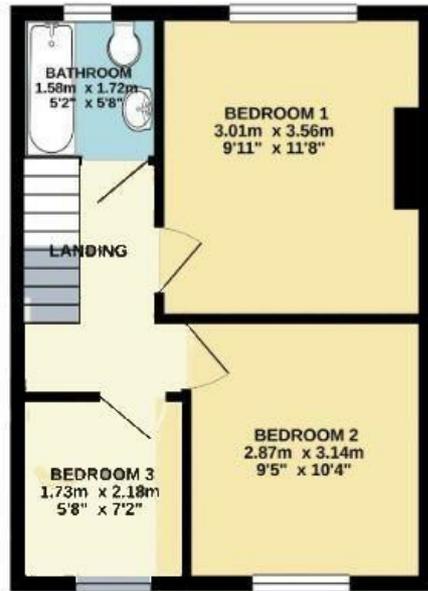
OPENING TIMES

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

GROUND FLOOR
38.9 sq. m. (418 sq. ft.) approx.



1ST FLOOR
31.5 sq. m. (339 sq. ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 firm's 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.