



ATTENTION LANDLORDS AND INVESTORS

Affitto Estate Agents are proud to offer to the market this very well presented FOUR BEDROOM end terraced home with a DRIVEWAY and large garden in a sought-after location in Grimsby. The property is currently tenanted, this would be the perfect investment opportunity!

The property provides a parking space in front with a spacious GARAGE area accessible.

Upon entrance there is a hallway providing access to a downstairs toilet and a kitchen.

The kitchen is of a good size and incorporates wall and base units providing ample storage space. The kitchen also has room for a cosy dining area.

The rear there is an elegant and spacious living room. This room provides a warm and cosy feel with plenty of natural light being allowed through. The back doors give way to a large garden with plenty of turfed area and concrete stepping stones leading to the back gate.

On the first floor there are TWO SPACIOUS DOUBLE bedrooms. Both bedrooms providing plenty of natural light to the room giving them a wonderfully bright and airy feel.

There is a small storage room provided on this floor which could be used as a walk in closet.

On the second floor there is a MASTER BEDROOM with a built in wardrobe providing ample storage space and an elegant feel. This room comes with a large en-suite bathroom.

En-suite incorporates a shower, a wash hand basin and a toilet.

This floor also has a single bedroom again with plenty of natural light and space ensuring the room does not feel small. Plenty of space available for not only the bed but a wardrobe and drawer unit.

A large family bathroom is situated at the rear with a classy feel and plenty of natural light while staying private. Providing a large bath with a shower over the bath tub, a vanity unit and a toilet.

Property is available to view now so contact us today!

Council Tax Band: B

Tenure: Leasehold (125 years)

Ground Rent/ Maintenance £585.00



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.