



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Wellowgate

Grimsby  
DN32 0RA

Offers in the Region Of  
£65,000

Positioned within a well-maintained development just moments from Grimsby town centre, this smartly presented first-floor, purpose-built apartment offers an exceptional opportunity for young professionals, savvy buy-to-let investors, or those seeking a flexible, affordable home between moves. Freshly decorated throughout, the property is ready to move straight into, with a clean, neutral finish that provides the perfect blank canvas. The layout is both practical and inviting, comprising an entrance hall leading into a spacious lounge—ideal for relaxing or entertaining. The modern kitchen breakfast room is thoughtfully designed, offering ample space for dining as well as everyday living. The generous double bedroom provides a comfortable retreat, while the well-appointed bathroom completes the accommodation. A particular highlight is the shared first-floor outdoor amenity space, a useful addition rarely found in similar properties and perfect for enjoying fresh air without leaving home. Practicality is further enhanced by the inclusion of an allocated parking space—an essential feature for both residents and tenants alike. From an investment perspective, the property is especially compelling. With achievable rental income of approximately £600 per calendar month, it delivers an impressive yield of around 11%, making it a high-performing addition to any portfolio. Conveniently located within easy reach of local amenities, transport links including bus and rail stations, and the wider town centre, this apartment combines accessibility with low-maintenance living. A versatile and attractive proposition, this property effortlessly caters to modern lifestyles while offering outstanding value.

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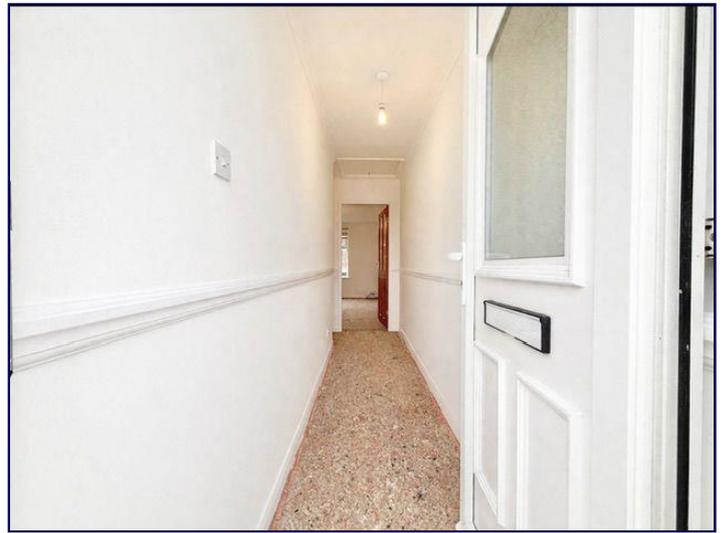
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#### **Entrance hall**

14' 0" x 3' 3" (4.27m x 0.99m)

With white decor, dado rail, coving, uPVC frosted door and two pendant lights.

#### **Lounge**

15' 5" x 9' 11" (4.70m x 3.01m)

Good sized lounge with uPVC window to the front with fitted blinds, electric storage heater, pendant light and white decor.

#### **Kitchen breakfast**

12' 2" x 7' 3" (3.70m x 2.20m)

Modern dark wood kitchen with black work tops and stainless steel sink drainer over to both sides of the room. There is an integral electric hob with extractor over, oven grill, plus space for washing machine and tall fridge freezer. The room has splash back tiling over the work tops, cream vinyl flooring, white decor, uPVC window with blind, ceiling light and breakfast bar,

#### **Bedroom**

10' 8" x 13' 11" (3.24m x 4.24m)

A good sized double bedroom has uPVC window and blind to the back of the building, white decor to coving, pendant light, electric wall radiator.

#### **Family Bathroom**

6' 2" x 8' 4" (1.89m x 2.54m)

The bathroom has a white three piece suite with shower off the taps over the bath, cream tiled splash backs, white decor, cream vinyl flooring, ceiling light and large fitted mirror to one wall.

#### **Parking**

An allocated parking space to the back of the property is provided.

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

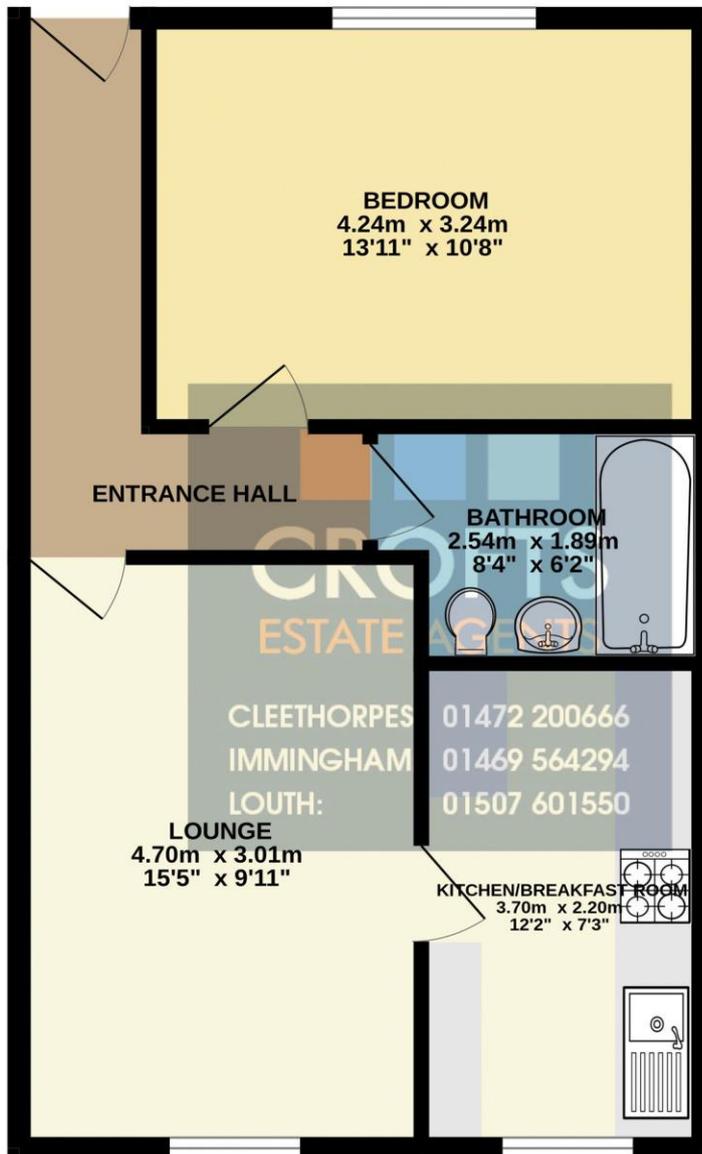
**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
47.2 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA : 47.2 sq.m. (509 sq.ft.) approx.

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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