

Castle Street

Grimsby  
DN32 7LG

Offers in Excess of £44,000

**\*\*Attention Investors\*\*** This two bedroom mid terrace house is set within this established residential area and is currently tenanted with the present tenant paying £449pcm. The property does require attention but at present asking price offers a return of over 7% and briefly comprises entrance hallway, two reception rooms, utility, kitchen, landing and two bedrooms. Garden to the rear.



### **Entrance Hallway**

uPVC entrance door to the front elevation. Central heating radiator. Staircase leading to the first floor.

### **Lounge**

12' 0" x 9' 2" (3.660m x 2.805m)  
uPVC double glazed window to the front elevation. Central heating radiator.

### **Dining Room**

11' 9" x 12' 8" (3.585m x 3.864m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard under the stairs.

### **Utility Room**

5' 3" x 4' 1" (1.600m x 1.236m)  
uPVC double glazed window to the side elevation. Tiled flooring. Plumbing for an automatic washing machine.

### **Kitchen**

8' 11" min x 7' 0" (2.727m x 2.144m)  
uPVC double glazed window and entry door to the side elevation. Equipped with wall and base units with work surfacing and inset stainless steel sink and drainer. Splashback tiling. Gas cooker point. Tiled flooring.

### **First Floor Landing**

Loft access.

### **Bedroom One**

12' 0" x 12' 10" (3.650m x 3.900m)  
uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

### **Bedroom Two**

11' 9" x 9' 7" (3.592m x 2.918m)  
uPVC double glazed window to the rear elevation. Central heating radiator.

### **Bathroom**

14' 8" x 7' 3" (4.461m x 2.216m)  
uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c., panelled bath and pedestal wash hand basin. Central heating radiator. Storage cupboard.

### **Outside**

Garden to the rear which does require attention along with an adjoining outbuilding creating useful storage.

Cleethorpes      01472 200666  
Immingham      01469 564294  
Louth      01507 601550

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**Tenure**

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

**Services**

All mains services 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.

**Viewings**

Please contact the relevant marketing office, all viewings are  
strictly by appointment only please.

**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)

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We offer a free valuation with no obligation, just call the relevant  
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comprehensive credit and referencing checks detailed  
photographic inventories and regular property inspections to  
name just a few of our services.

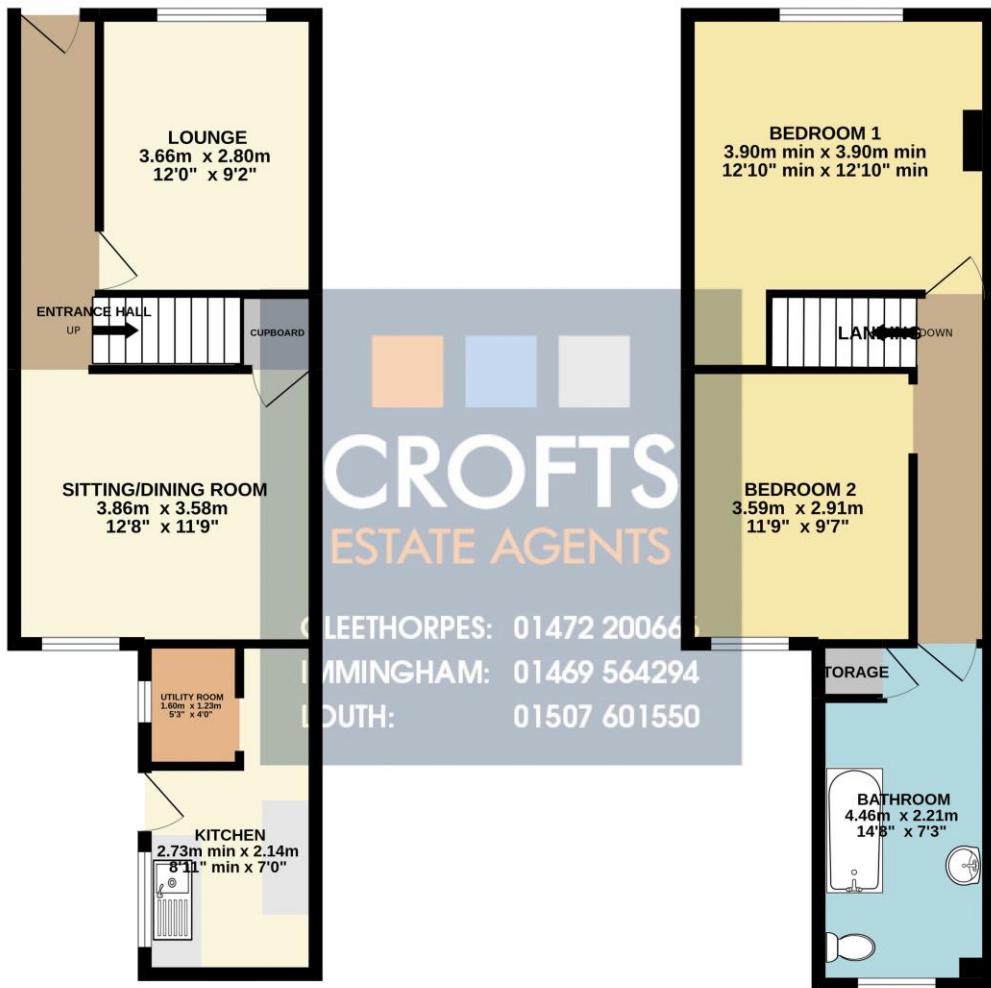
**Mortgage and Financial Advice**

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 HOME IS AT RISK IF YOU DO NOT  
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN  
SECURED ON IT.*

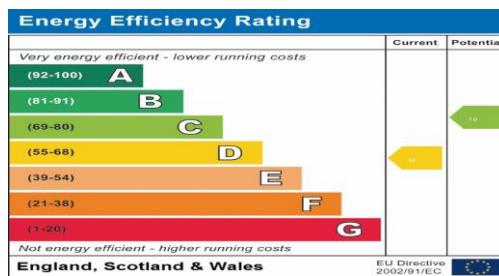
GROUND FLOOR  
41.6 sq.m. (448 sq.ft.) approx.

1ST FLOOR  
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA: 83.3 sq.m. (896 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 operation or efficiency can be given.  
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