



# CROFTS ESTATE AGENTS

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



## Huddleston Road

Grimsby  
DN32 8HJ

£130,000

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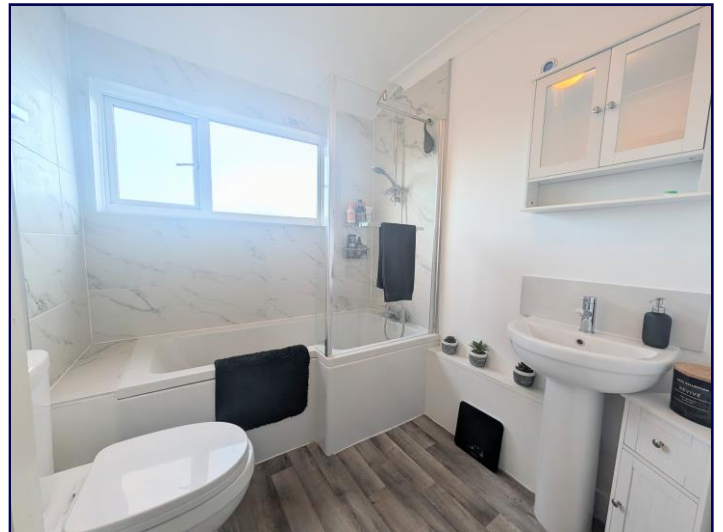
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### Property Introduction

\*\*\*£5,000 allowance towards deposit\*\*\* Located on the ever-popular Huddleston Road in Grimsby, this superbly appointed end-terrace property offers a stylish, move-in-ready home ideal for first-time buyers, families, or investors seeking quality and convenience. Finished to an excellent standard throughout, the property boasts a modern interior with a contemporary kitchen and bathroom, complemented by tasteful décor and a bright, welcoming feel. To the ground floor, the accommodation includes a comfortable lounge positioned to the front, perfect for relaxed evenings. This leads through to a generous dining room, providing an ideal space for family meals or entertaining guests. The modern kitchen sits at the rear, featuring sleek units, good storage and ample workspace. Upstairs, the property benefits from three well-proportioned bedrooms, each offering versatility for sleeping, working from home or hobbies. The first-floor bathroom has been beautifully updated, showcasing modern fittings and a clean, stylish finish. Externally, the home continues to impress with low-maintenance gardens, allowing more time to enjoy the space rather than maintain it. The front offers valuable off-road parking — a highly sought-after feature in this location — while the rear garden provides a private outdoor area ideal for relaxing or alfresco dining. A fantastic home that's ready to enjoy from day one.

### Entrance Hall

Entering the property reveals a radiator and laminate flooring.

### Lounge

12' 0" x 10' 3" (3.67m x 3.12m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

### Dining Room

12' 4" x 16' 0" (3.76m x 4.87m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

### Kitchen

13' 7" x 7' 3" (4.14m x 2.20m)

The kitchen has a window to the side elevation, door to the side and a tiled floor. There is also a modern fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and a gas hob with an extractor over.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Two

12' 0" x 9' 3" (3.66m x 2.81m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Three

8' 11" x 6' 3" (2.71m x 1.90m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### Bathroom

7' 1" x 6' 4" (2.15m x 1.92m)

The bathroom has an opaque window to the rear elevation partially tiled walls, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a P shaped bath with a glass screen.

### Outside

With low maintenance garden spaces to the front and rear with the rear making a fabulous setting for alfresco dining.

### 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.

### 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>

### 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)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

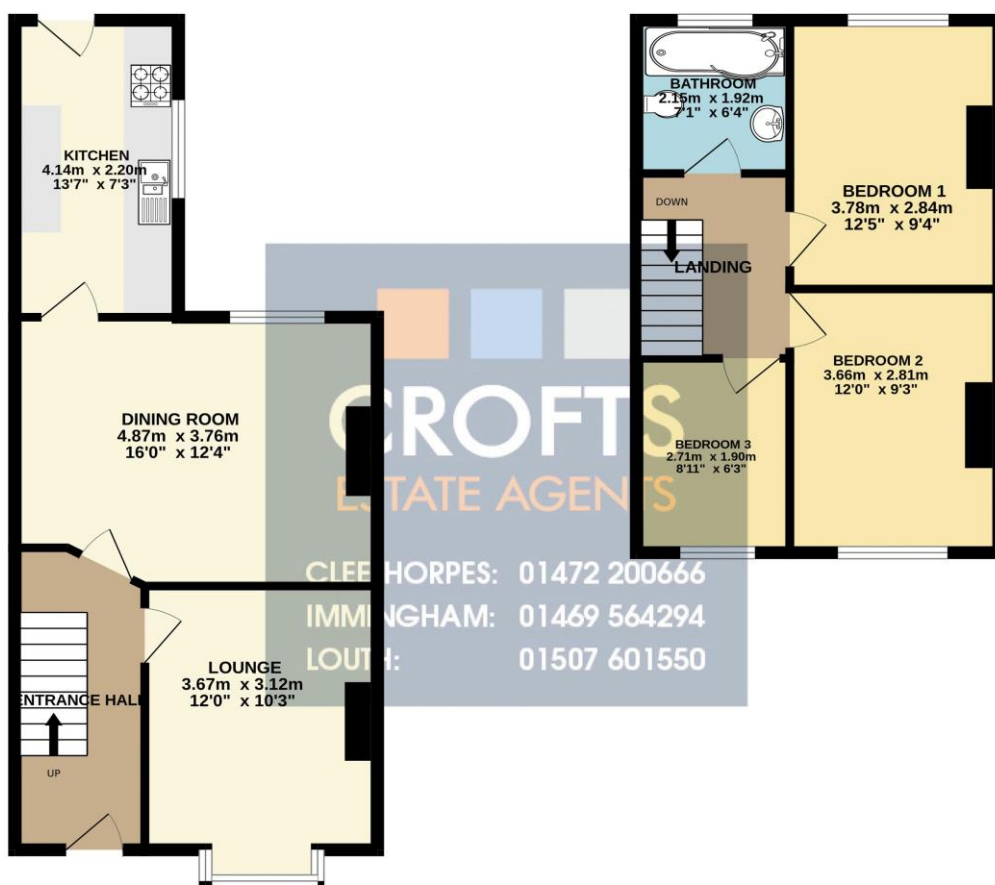
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
45.2 sq.m. (486 sq.ft.) approx.

1ST FLOOR  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 80.5 sq.m. (866 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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