



# CROFTS ESTATE AGENTS

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



Homefield Avenue

Grimsby  
DN33 2AF

Offers in the Region Of £163,500

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### Property Introduction

Situated on the ever-popular Homefield Avenue in Grimsby, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for both investors and families alike. Currently let to a tenant paying £780 per calendar month, the property offers an immediate income stream for any landlord looking to expand their portfolio, while also being ideally suited to owner-occupiers seeking a spacious family home. The ground floor accommodation comprises a welcoming entrance hall leading to a comfortable lounge, perfect for relaxing evenings, alongside a separate dining room providing ample space for family meals and entertaining. The kitchen is positioned to the rear and offers a practical layout with access to the garden. To the first floor are three well-sized bedrooms, two of which are generous doubles, together with a family bathroom serving the accommodation. Externally, the property benefits from gardens to both the front and rear, offering outdoor space for children, pets or summer gatherings. A driveway provides off-road parking and leads to a detached garage, adding further convenience and storage. An appealing and versatile home in a well-established residential location.

### Hallway

Entering the property reveals a radiator and a tiled floor. With access to the cloakroom with an opaque window to the side and a WC.

### Dining Room

9' 5" x 9' 11" (2.87m x 3.03m)

The dining room has a window to the front elevation, a radiator and a carpeted floor. There is also access through to the lounge.

### Lounge

12' 2" x 13' 5" (3.72m x 4.09m)

The lounge has a window to the rear elevation, a radiator and a carpeted floor.

### Kitchen

12' 7" x 9' 6" (3.83m x 2.90m)

The kitchen has dual aspect windows to the front and side elevation, a door to the rear, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, gas hob and an electric oven.

### Bedroom one

12' 4" x 13' 6" (3.75m x 4.11m)

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

### Bedroom two

9' 6" x 13' 7" (2.90m x 4.15m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom three

9' 7" x 5' 10" (2.92m x 1.77m)

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

### Bathroom

5' 11" x 6' 5" (1.80m x 1.95m)

The bathroom has an opaque window to the side elevation, a heated towel rail and a tiled floor. There is also a WC, basin and a P shaped bath with a mains shower and glass screen.

### Outside

With a driveway providing access to the garage and off road parking. There are also gardens to the front and rear.

### 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 B: 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  
APPROX. FLOOR  
AREA 41.4 SQ.M.  
(446 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 41.0 SQ.M.  
(442 SQ.FT.)

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TOTAL APPROX. FLOOR AREA 82.4 SQ.M. (887 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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