



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

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



## Humberstone Road

Grimsby  
DN32 8BP

Offers in the Region Of  
£155,000

Crofts estate agents are delighted to offer for sale, Julian Lodge, a spacious and fully equipped end of terrace house with rented rooms which is located near to Grimsby town centre. A fantastic opportunity for an investor. With all fittings, furniture, electricals, cameras and also the booking website included the sale. There are also solar panels bringing in approximately £1200 per year along with free electric in daytime. Interested parties are advised to contact the office on 01472 200666 to arrange a viewing. Two of the rooms are currently rented and with full bookings for the year this will bring in over £23,000. There is also a large outbuilding, with all dimensions on the floor plan ideal for storage or redevelopment subject to the correct procedures. The accommodation comprises of a kitchen-diner, four bedrooms, one with en-suite, a WC and a bathroom. With low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Entrance Hall**

Entering the property reveals a radiator, carpeted floor and access to the under stairs cupboard.

**WC**

With a radiator, vinyl flooring, WC and basin.

**Bedroom Four**

12' 2" x 15' 1" (3.71m x 4.61m)

With a window to the front elevation, a radiator and a carpeted floor.

**Kitchen area to Bedroom 4**

6' 2" x 9' 11" (1.89m x 3.02m)

With vinyl flooring and a range of fitted units with a sink and drainer, an electric oven and a gas hob.

**En-suite**

With a heated towel rail, tiled walls, vinyl flooring and a modern suite with a WC, vanity basin and shower cubicle.

**Kitchen**

17' 3" x 10' 8" (5.26m x 3.24m)

The kitchen has windows to both sides, a radiator and an extensive range of fitted units with a sink and drainer, cooker, a washing machine and a dryer.

**Dining area**

9' 3" x 10' 8" (2.83m x 3.24m)

The dining area has a window to the rear elevation, door to the side and a good space for furniture.

**First Floor Landing**

With a window to the side, access to the loft and a carpeted floor.

**Bedroom One**

12' 3" x 15' 4" (3.74m x 4.68m)

With a window to the front elevation, a radiator, carpeted floor and a vanity basin.

**Bedroom Two**

13' 5" x 9' 11" (4.08m x 3.02m)

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

**Bedroom Three**

11' 6" x 10' 8" (3.51m x 3.25m)

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

### Bathroom

5' 5" x 7' 7" (1.64m x 2.31m)

The bathroom has an opaque window to the side elevation, a radiator, vinyl flooring and a white suite with a WC, vanity basin and a bath.

### Outside

With low maintenance gardens to the front and rear.

### Outbuilding

A good outside space with electric and water connected that is ideal for storage or possibly redevelopment.

### AGENTS NOTE

ALL OF THE FURNITURE, ELECTRICALS, BEDDING, FURNISHINGS, CAMERAS AND WEBSITE IS INCLUDED WITHIN THE SALE.

### MONIES

BEDROOM ONE RENTS FOR £110 PER WEEK  
BEDROOM TWO RENTS FOR £110 PER WEEK  
BEDROOM THREE RENTS FOR £110 PER WEEK  
BEDROOM FOUR RENTS FOR £130 PER WEEK  
BEDROOM THREE HAS A TENANT OF 5 YEARS  
BEDROOM FOUR SOMEONE HAS JUST MOVED IN

### 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 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.

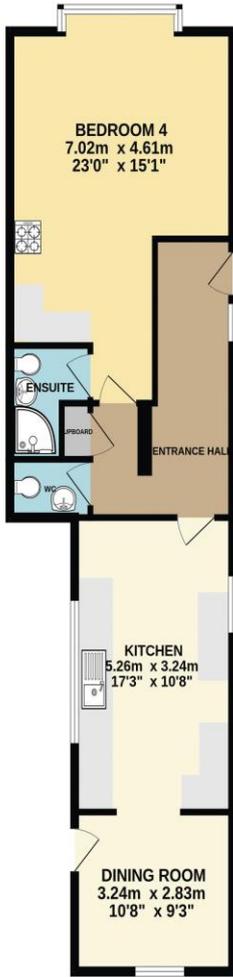
### Mortgage and Financial Advice

With access to 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  
98.6 sq.m. (1061 sq.ft.) approx.



**CROFTS**  
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CLETHORPES: 01472 200666  
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LOUGH: 01507 601550

**STORE**  
4.78m x 2.88m  
15'8" x 9'5"

**STORE**  
4.78m x 3.79m  
15'8" x 12'5"

1ST FLOOR  
50.3 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA: 148.9 sq.m. (1603 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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