



# CROFTS ESTATE AGENTS

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



## Welholme Avenue

Grimsby  
DN32 0HP

Monthly Rental Of £1,395  
Deposit Of £1,500

Crofts Estate Agents are delighted to present Plot 4 of "The Curve" a stunning and innovative new development located in this highly regarded leafy position within Grimsby, found on Welholme Avenue. Built to an exceptional standard and design by Finedale construction LTD, this exciting new development comprises of 20 new build houses, which as the name suggests, are built in a curve, with contemporary lifestyle living at the forefront of the design. Internal viewings are essential in order for potential clients to fully appreciate the quality and lifestyle on offer within these fantastic homes. Plot 4 offers flexible and contemporary living accommodation set over three floors, comprised of Entrance Hallway and Cloakroom. The stunning Nobillia Fitted Kitchen comes equipped with a range of Neff appliances . The Living Room has bi fold doors which lead into the private rear garden. Moving upstairs to the first floor. there are 2 double bedrooms. which are served by the

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#### **Entrance Hall**

10' 6" x 9' 5" (3.19m x 2.86m)

The entrance hall has a wood laminate flooring with white wall décor. The hallway is accessed through a grey aluminium door with an aluminium window adjacent to it. There are also five down lights, a radiator and an under stairs built in shelving unit.

#### **Kitchen**

13' 5" x 8' 5" (4.09m x 2.56m)

The kitchen has a wood laminate flooring with white wall décor, marble effect block worktops and grey cupboard units. There is also an electric oven/grill, a gas hob, dishwasher 1.5 sink/drain unit, six downlights and a radiator. Plus, there is an aluminium window to the front and an extractor fan.

#### **Lounge/Diner**

17' 4" x 15' 9" (5.29m x 4.79m)

This lounge/diner has a wood effect laminate flooring with cream wall décor, there is a full width set of bi-folding doors at the rear of the property in addition to two aluminium windows, a pendant light and a radiator.

#### **Cloakroom**

3' 3" x 5' 4" (1m x 1.62m)

The cloakroom has a grey tiled flooring with cream splash back tiling and white wall décor. The cloakroom has a W.C, sink, radiator, extractor and a down light.

#### **Stairs and landing (1st floor)**

The stairs and landing to the first floor have a light grey carpet with white wall décor. There is also a storage cupboard and three down lights.

#### **Bedroom One**

9' 7" x 14' 6" (2.93m x 4.43m)

This bedroom has an off-white décor and carpet with built in storage units, an aluminium window and a radiator.

#### **Bedroom One En suite bathroom**

4' 11" x 7' 3" (1.49m x 2.2m)

This en-suite bathroom is a three piece suite with a vanity sink, W.C and shower over bath unit with a glass screen. The flooring is a white marble effect with white wall décor and splash back tiling, there is also a chrome radiator, extractor fan and two down lights.

#### **Bedroom Two**

13' 6" x 9' 2" (4.11m x 2.8m)

This bedroom has an off white carpet and wall décor scheme with a set of built in wardrobes, a pop out bay window, two aluminium windows, a radiator and a pendant light.

#### **Shower Room**

8' 1" x 5' 6" (2.46m x 1.68m)

The shower room has a grey tiled flooring with white wall décor. There is a vanity sink and WC with a low threshold shower screen and the shower unit. There is also splash back tiling, a chrome towel radiator, a large built in mirror, two down lights, aluminium frosted window to the rear and an extractor fan.

#### Utility room

4' 0" x 9' 5" (1.21m x 2.86m)

The utility room has a wood effect laminate flooring with cream wall décor. There is built in storage and housing units in addition to being plumbing for appliances such as a washing machine, two down lights, an aluminium window and a radiator.

#### Stairs and landing (2nd floor)

The stairs and small landing space to the 2nd floor has an off-white carpet and wall décor scheme and one down light.

#### Bedroom Three

13' 7" x 9' 2" (4.13m x 2.79m)

This bedroom has an off-white décor with a light colored carpet. There is also a pop out bay window, two aluminium windows, a radiator and a set of built in wardrobes.

#### Bedroom Four

9' 1" x 11' 4" (2.76m x 3.45m)

This bedroom has an off-white carpet and wall décor scheme. There is also a ceiling light, radiator and an aluminium window. The boiler room is accessed through this bedroom as well.

#### Rear Garden

The rear garden has a section of block paved patio with a grass lawn and is bordered by a 6 foot timber fence. There is also an access gate to the side.

#### Front Garden

The front garden has a block paved pathway leading to the front door alongside a blue garden section of garden. There are some plantation areas in addition to a communal pavement leading to the parking area and communal gardens.

#### Parking Space

There are two allocated parking spaces for this property with one electric charging point.

#### 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.

#### Viewing

By appointment only, telephone 01472 200666

#### Council Tax Information

Band E: 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.

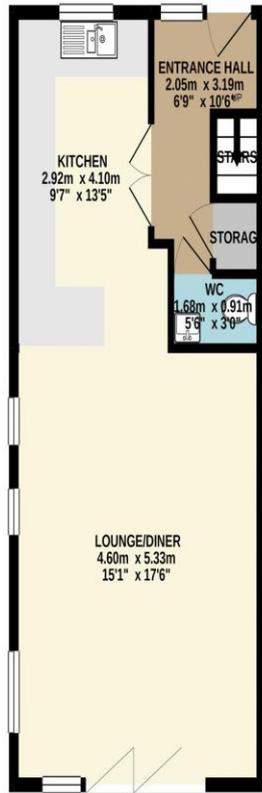
#### Mortgage and Financial Advice

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

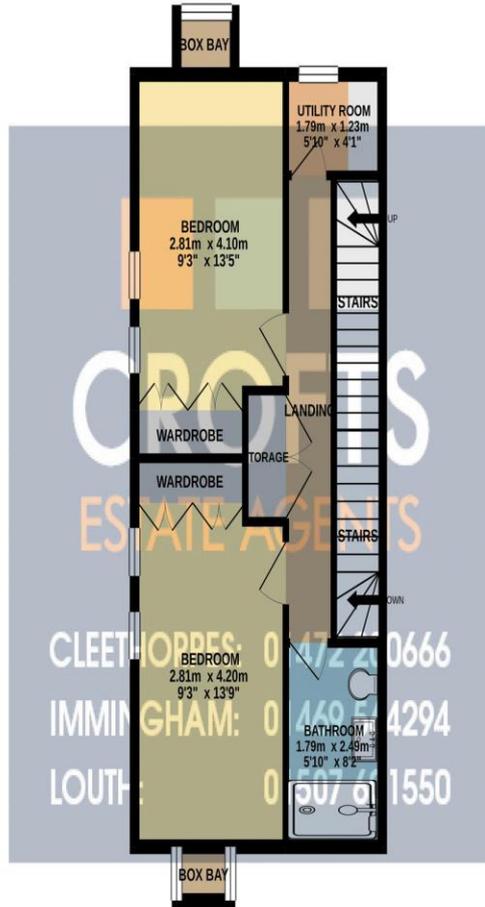
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



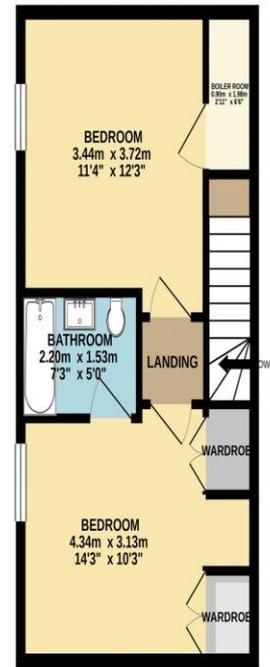
GROUND FLOOR  
43.4 sq.m. (467 sq.ft.) approx.



1ST FLOOR  
44.8 sq.m. (483 sq.ft.) approx.



2ND FLOOR  
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA: 122.6 sq.m. (1319 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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