

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

64 LADYSMITH ROAD, GRIMSBY

PURCHASE PRICE £75,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£75,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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64 LADYSMITH ROAD, GRIMSBY

Nestled on the charming Ladysmith Road in Grimsby, this mid-terrace house presents an excellent opportunity for investors, as it is being sold with tenants already in situ. The property boasts two reception rooms, providing ample space for relaxation and entertaining. The ground floor features an entrance porch that leads into a welcoming hall, a comfortable lounge, and a dining room that flows seamlessly into the kitchen, making it perfect for family gatherings. The bathroom is conveniently located on this floor, ensuring ease of access.

Upstairs, you will find two generously sized double bedrooms, ideal for restful nights. The property is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the low-maintenance gardens offer a pleasant outdoor space without the burden of extensive upkeep. Additionally, a detached garage adds to the convenience of this lovely home.

This property is not only a sound investment but also a delightful residence in a well-connected area of Grimsby. With its practical layout and desirable features, it is sure to attract interest from those looking to expand their property portfolio. Do not miss the chance to acquire this charming home in a thriving community.

ENTRANCE PORCH

Through a hardwood and glazed door into the porch with door to the hall.

HALL

Through a hardwood and glazed door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

DINING ROOM

13'4 into bay x 8'9 (4.06m into bay x 2.67m)

The dining room is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling.



DINING ROOM



LOUNGE

11'8 x 12'0 (3.56m x 3.66m)

With a u.PVC double glazed window, a gas fire sat on a hearth, an under stairs cupboard, a central heating radiator and a light to the ceiling.



LOUNGE



KITCHEN

9'9 x 7'5 (2.97m x 2.26m)

The kitchen with a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. A u.PVC double glazed window, tiled splash backs, space for a cooker and plumbing for a washing machine, a central heating radiator and a light to the ceiling.



LOBBY

7'5 x 2'6 (2.26m x 0.76m)

With a u.PVC double glazed door, a central heating radiator, a tiled floor and a light to the ceiling.

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BATHROOM

5'0 x 7'0 (1.52m x 2.13m)

The bathroom comprising of a panelled bath with chrome taps, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to the bedrooms lead off and a light to the ceiling.

BEDROOM 1

10'9 x 12'0 (3.28m x 3.66m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



64 LADYSMITH ROAD, GRIMSBY

BEDROOM 2

11'9 x 12'0 (3.58m x 3.66m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator, a wall mounted central heating boiler and a light to the ceiling.



OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers and concrete for ease of maintenance.



64 LADYSMITH ROAD, GRIMSBY

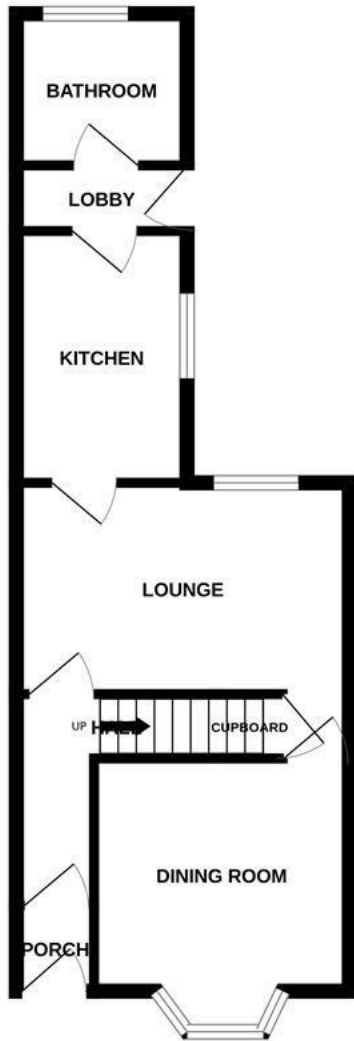
GARAGE

17'7 x 8'8 (5.36m x 2.64m)

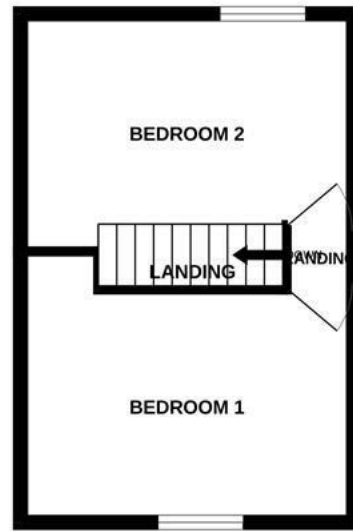
The detached concrete sectional garage with an up and over door.



GROUND FLOOR



1ST FLOOR



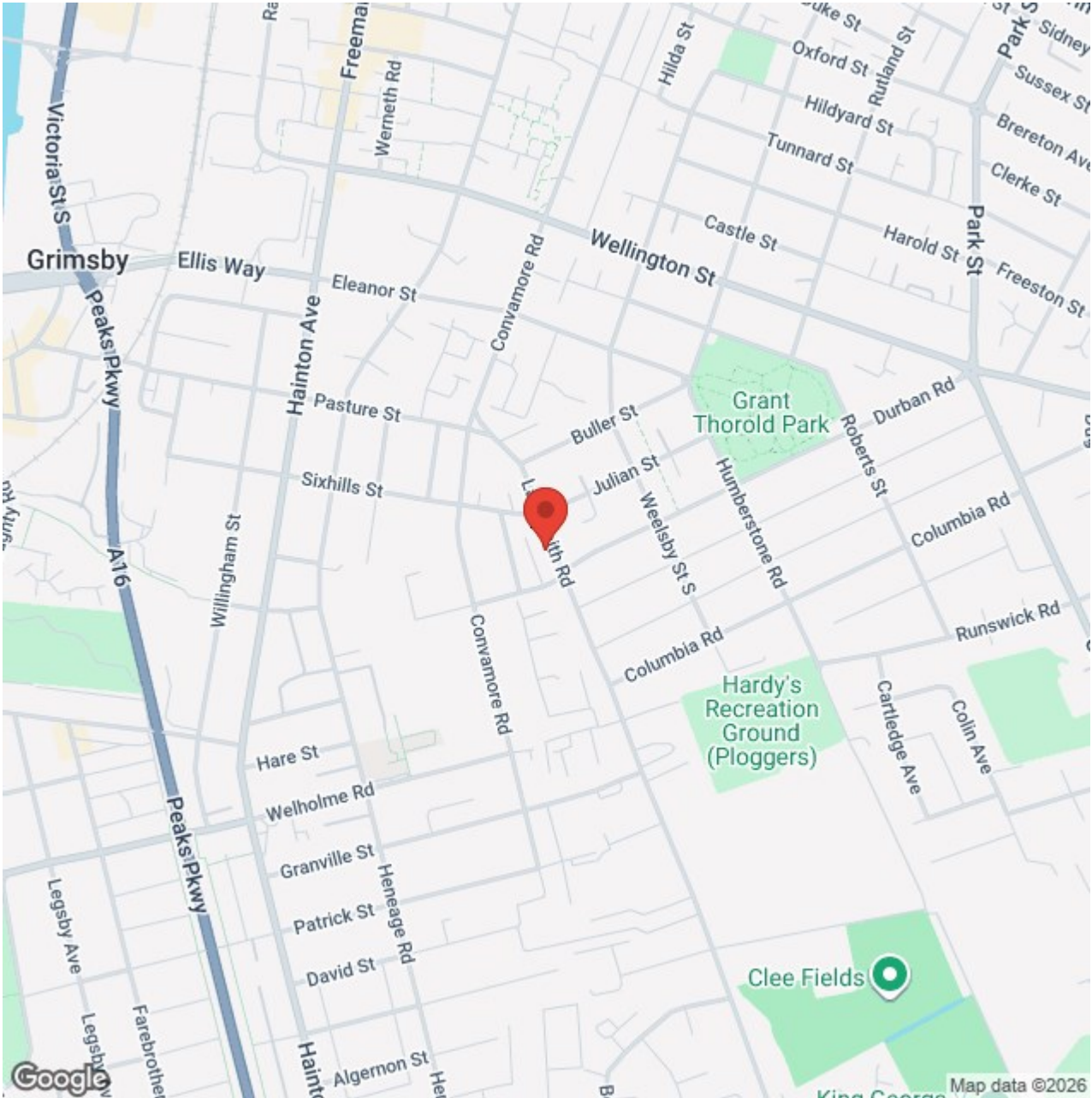
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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