BETTLES, MILES & HOLLAND
Estate Agents - Valuers

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PROPERTY FOR SALE
63A SIXHILLS STREET, GRIMSBY



Nestled on Sixhills Street in Grimsby, this charming semi-detached house is conveniently located close to Grimsby town centre, providing easy access to a variety of local amenities.

The property consists of a spacious lounge, fitted kitchen, two good size bedrooms and bathroom.

The property has a low-maintenance rear garden, providing a private outdoor space. Additionally, off-road parking is available at the side of the house.

A holding deposit of £140 is payable on application.



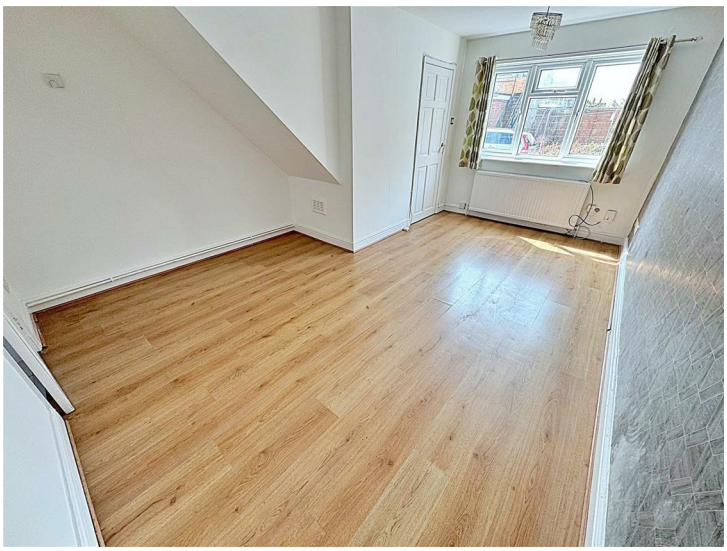


PURCHASE PRICE £625 PER MONTH

63A SIXHILLS STREET, GRIMSBY

HALL
Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation. Door to the lounge, a central heating radiator, laminate to the floor and a light to the ceiling.

LOUNGE
11'5 decreasing to 7'9 x 16'0 (3.48m decreasing to 2.36m x 4.88m)
The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor and two lights to the ceiling.



KITCHEN
11'5 x 7'5 (3.48m x 2.26m)
With a range of white wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob with a housed extractor fan above, a wall mounted central heating boiler and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, a tiled floor and a light to the ceiling.



KITCHEN



LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window, a built in cupboard, a light and loft access to the ceiling.

BATHROOM
4'8 x 6'4 (1.42m x 1.93m)
The bathroom comprising of a panelled bath, chrome taps and a shower over, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1
12'9 x 8'4 (3.89m x 2.54m)
This double bedroom is to the front of the property with a u.PVC double glazed window, a built in wardrobe with sliding doors and a built in cupboard. A central heating radiator, vinyl to the floor and a light to the ceiling.

63A SIXHILLS STREET, GRIMSBY



BEDROOM 1



BEDROOM 2

10'10 x 6'2 (3.30m x 1.88m)

Bedroom 2 is to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



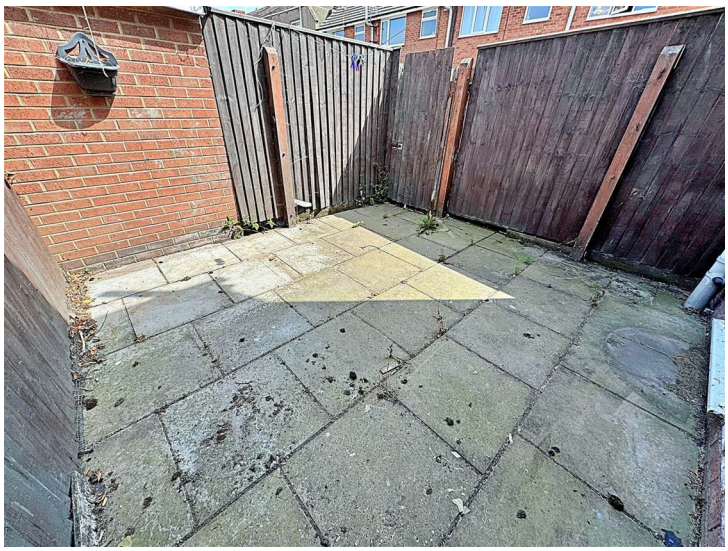
SIDE SHOT



OUTSIDE

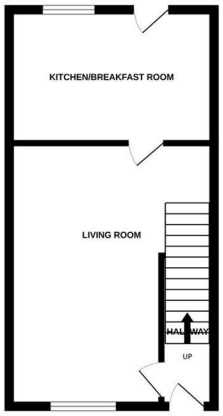
The front garden has a walled boundary with a wrought iron gate and is laid to pavers for ease of maintenance.

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

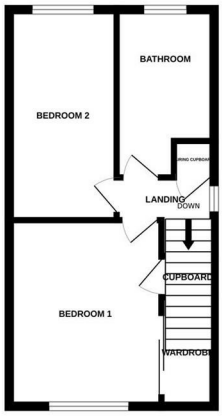


63A SIXHILLS STREET, GRIMSBY

GROUND FLOOR

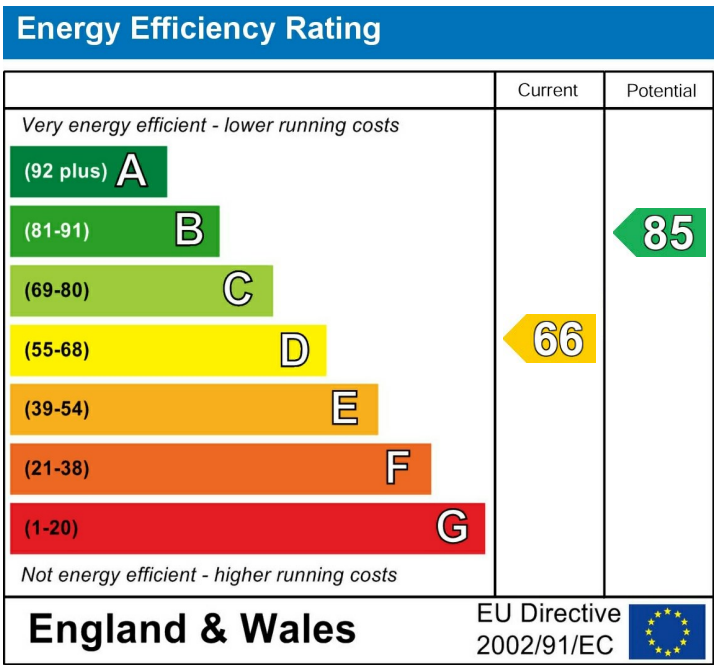


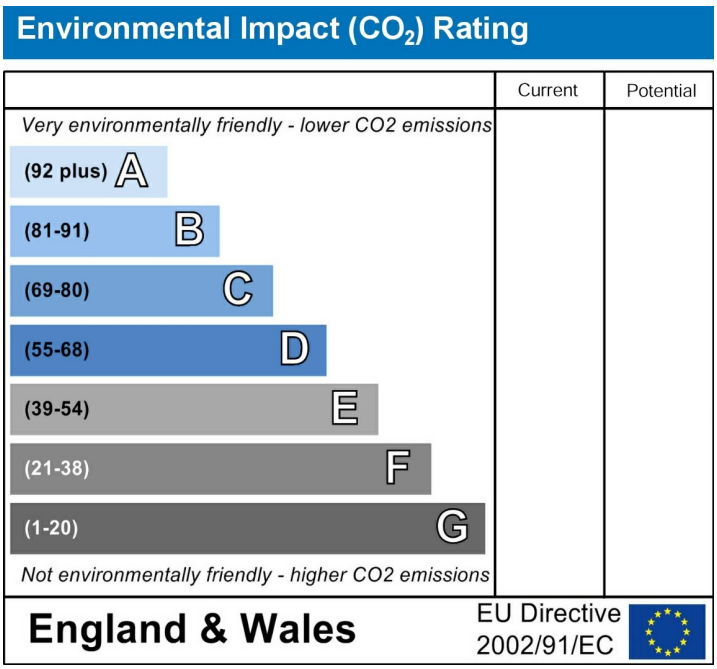
1ST FLOOR

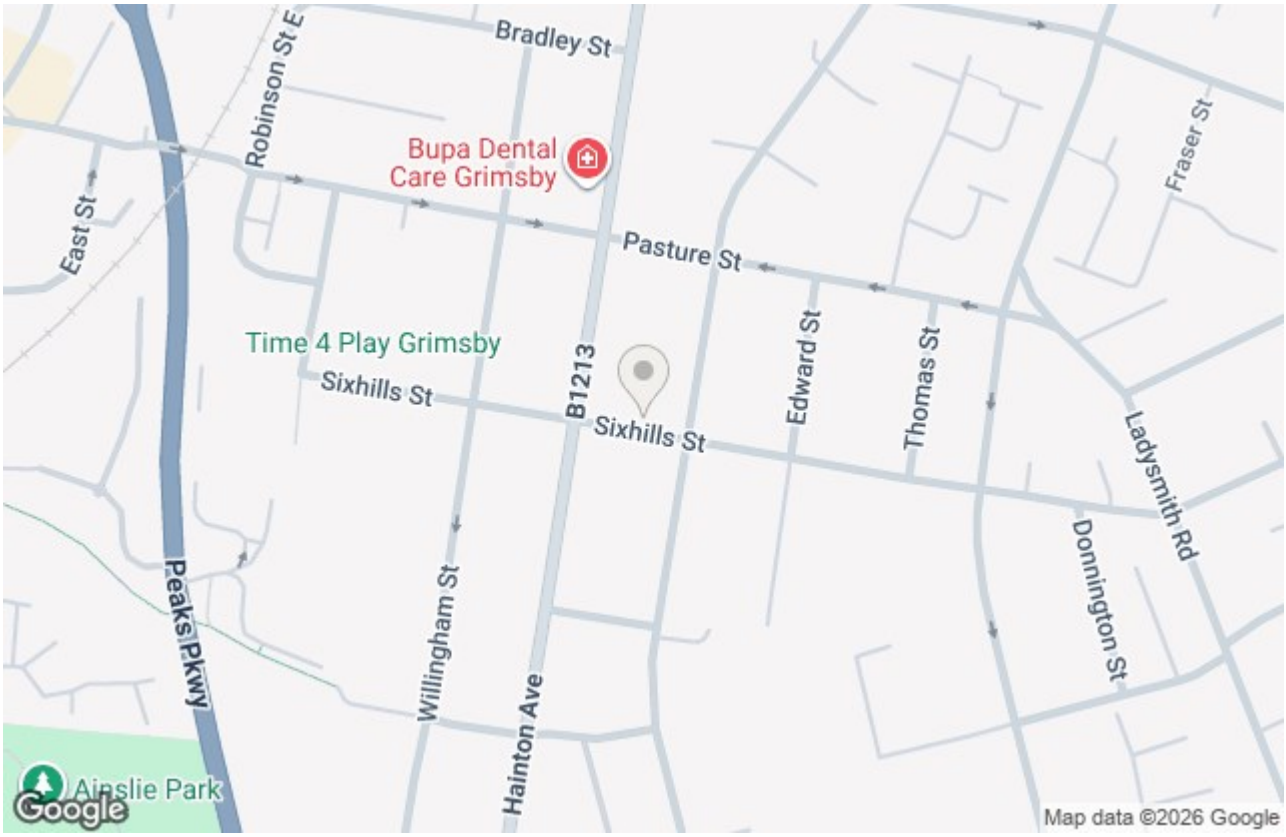


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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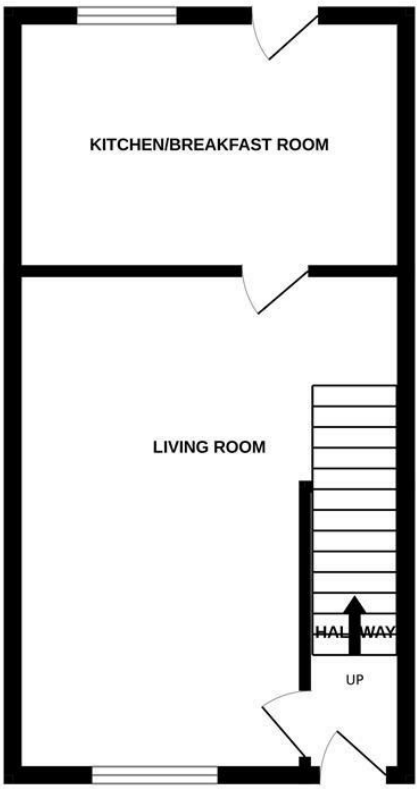
VIEWING	By appointment with this office
COUNCIL TAX BAND	A
TENURE	We understand the property to be , but this is to be confirmed by the solicitors



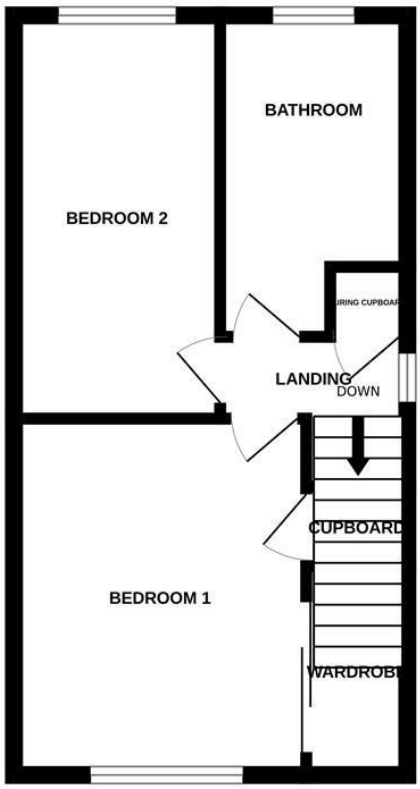




GROUND FLOOR



1ST FLOOR



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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.

B.M.H. PROPERTY MANAGEMENT.
We offer a letting/management service:-
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.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personaltouch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland