

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

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

[www.onthemarket.com](http://www.onthemarket.com)

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

### PROPERTY FOR SALE 224 WELHOLME ROAD, GRIMSBY

**PURCHASE PRICE £67,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£67,500

#### TENURE

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



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 224 WELHOLME ROAD, GRIMSBY

Nestled on Welholme Road in the heart of Grimsby, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Offered for sale with no chain and sold as seen, this property is conveniently located near local amenities, schools, and the bustling Grimsby town centre, making it an ideal choice for those seeking a vibrant community.

Upon entering, you are welcomed into the entrance hall that leads to two inviting reception rooms. The lounge provides a comfortable space for relaxation, while the dining room is perfect for entertaining family and friends. The kitchen, accompanied by a utility area, offers practical functionality.

The first floor boasts three bedrooms, providing ample space for a growing family or guests. A bathroom completes this level, ensuring convenience for all residents. The property is double glazed throughout and benefits from gas central heating, ensuring warmth and comfort during the colder months.

Outside, the front and rear gardens offer a delightful outdoor space, perfect for enjoying the fresh air or cultivating your own garden. While the property requires some updating, it holds great potential for those looking to add their personal touch.

In summary, this terraced house on Welholme Road is a fantastic opportunity for anyone looking to invest in a property with great potential in a prime location. With its proximity to essential amenities and the town centre, it is a must-see for those seeking a new home or investment in Grimsby.

\*\*\*Please note this property is sold as seen and that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.\*\*\*

### ENTRANCE HALL

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

### LOUNGE

15'8 into bay x 10'6 (4.78m into bay x 3.20m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a cream painted fire surround, a central heating radiator, a light, coving and ceiling rose to the ceiling. Double doors into the dining room.



**LOUNGE**



**DINING ROOM**

12'8 x 13'6 reducing to 10'4 (3.86m x 4.11m reducing to 3.15m)

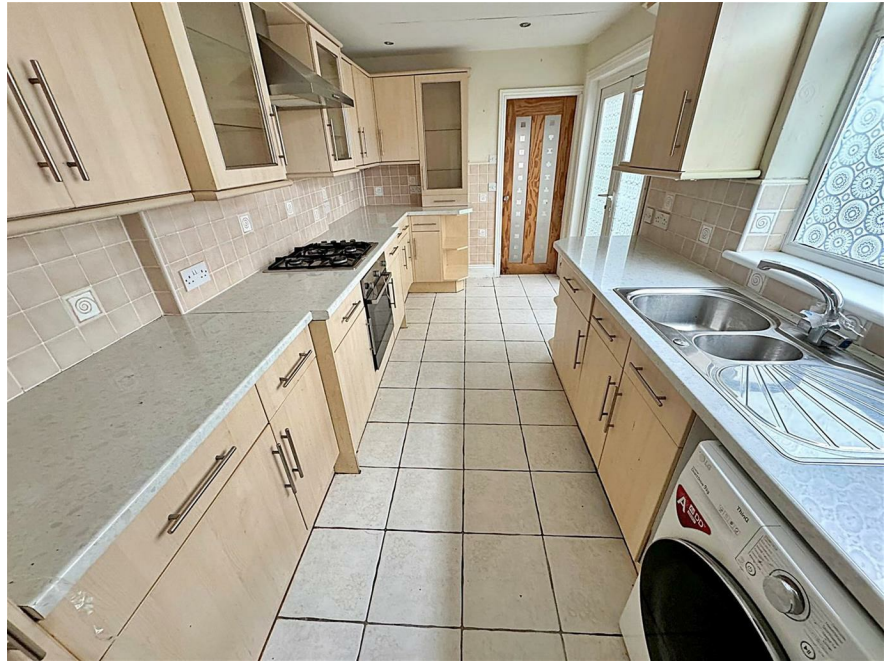
With a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light, coving and ceiling rose to the ceiling.



**KITCHEN**

15'1 x 7'10 (4.60m x 2.39m)

With a range of Beech effect wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor fan above and an integrated fridge/freezer. A u.PVC double glazed window and French doors, tiled splash backs, a wall mounted central heating boiler, a tiled floor and spotlights to the ceiling.



**KITCHEN**



**UTILITY**

5'0 x 7'10 (1.52m x 2.39m)

With a u.PVC double glazed window and a light to the ceiling.

**LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off, a central heating radiator, spotlights, coving and loft access to the ceiling.

**BATHROOM**

4'10 x 8'7 (1.47m x 2.62m)

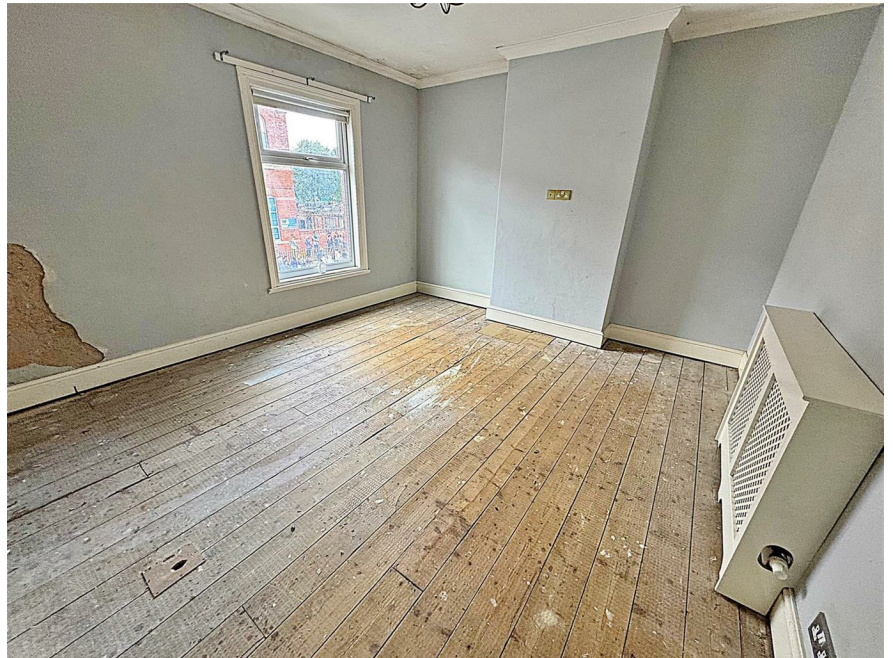
Comprising of a panelled bath, chrome taps, a plumbed shower and a folding shower screen, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator, spotlights and coving to the ceiling.



**BEDROOM 1**

12'11 x 14'0 (3.94m x 4.27m)

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



**BEDROOM 2**

13'2 x 8'7 (4.01m x 2.62m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



**BEDROOM 3 - BOX ROOM**

6'10 x 7'11 (2.08m x 2.41m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



## 224 WELHOLME ROAD, GRIMSBY

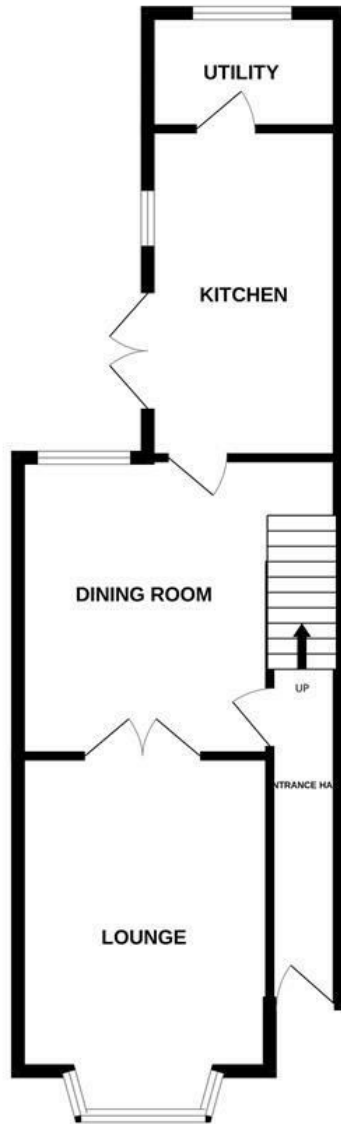
### OUTSIDE

The front garden has a walled boundary and is laid to decorative stones and a concrete path to the front door.

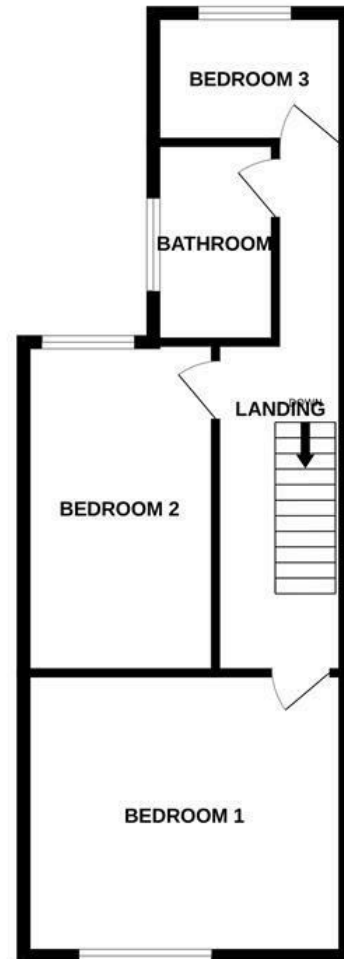
The rear garden has a fenced boundary and is laid to lawn with established trees and bushes, a decked area at the bottom of the garden and a concrete path.



GROUND FLOOR



1ST FLOOR



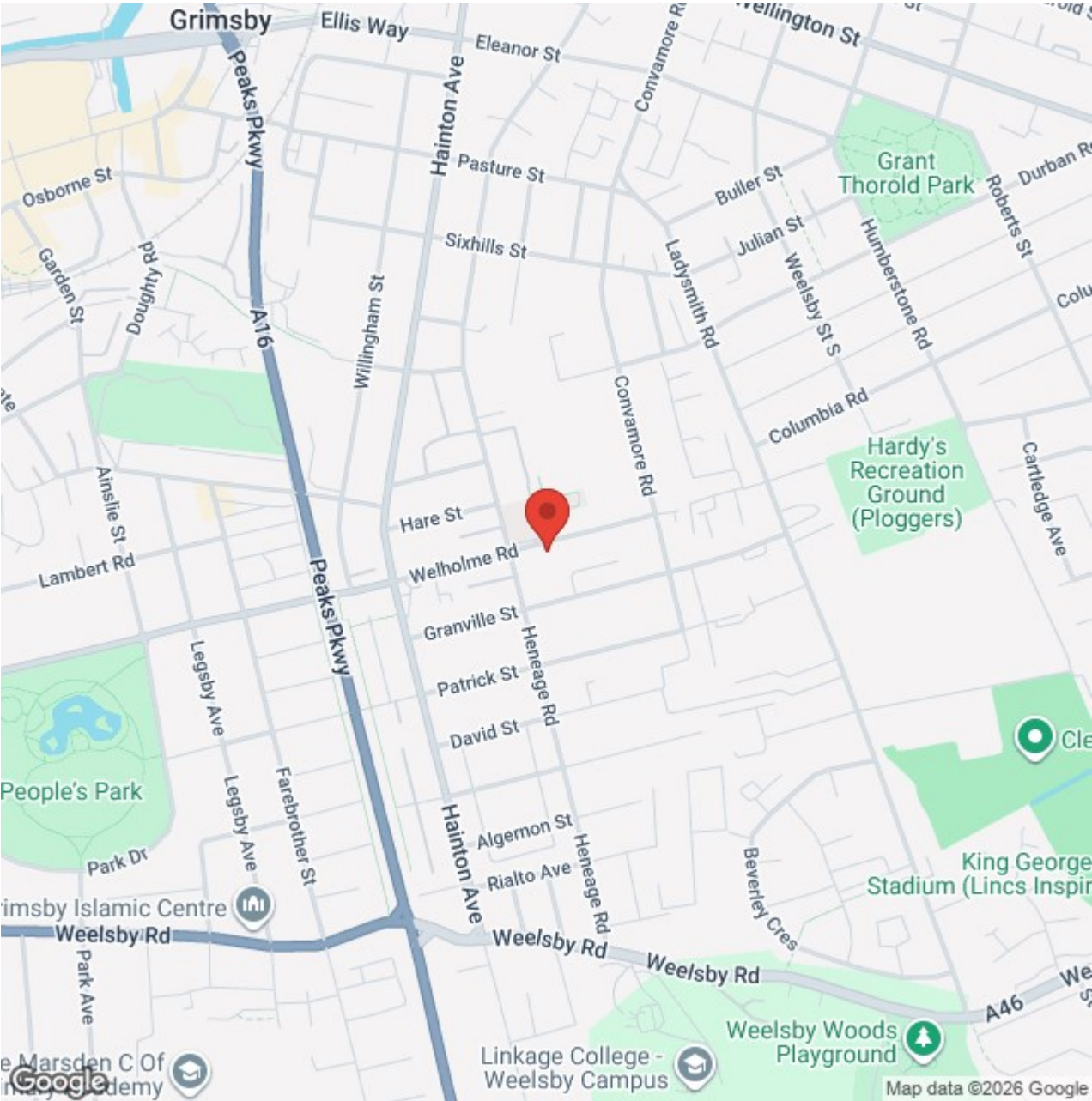
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

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 (CO<sub>2</sub>) 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**

### **FREE VALUATIONS:**

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 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](mailto:james@jdwassociates.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

***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.**

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