



71 Yarrow Road, Grimsby, DN34 4LD
£195,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

we are delighted to offer for sale this extended semi detached house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus a modern bathroom. Items of note include gas fire and surround to lounge, conservatory to rear plus fitted wardrobes to bedrooms 1 and 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an enclosed porch, entrance hall, lounge, dining room, conservatory and Kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens. There is driveway parking plus an electric vehicle charging point.

Tenure - Freehold

Council Tax - Band B

The property comprises.

GROUND FLOOR**Enclosed Porch****Entrance Hall**

With vinyl flooring.

Lounge 14'2" x 14'0" (4.33m x 4.28m)

Having a gas fire and surround plus fitted carpets.

Dining Room 17'7"(max) x 8'9"(max) (5.37m(max) x 2.67m(max))

Currently used as cinema room and study. With fitted carpets.

Kitchen 17'6"(max) x 8'1"(max) (5.34m(max) x 2.47m(max))

A light dual aspect room having a comprehensive range of wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob and hood. Laminate flooring and access to store.

Conservatory 9'1" x 7'7" (2.77m x 2.33m)

With floor tiling and blind.

FIRST FLOOR**Landing**

With fitted carpets.

Bedroom 1 14'7"(max) x 9'8"(max) (4.47m(max) x 2.96m(max))

With fitted wardrobes, carpets and curtains.

Bedroom 2 10'9"(max) x 10'1"(max) (3.28m(max) x 3.08m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 8'5" x 7'4" (2.57m x 2.24m)

With carpets and curtains.

Bathroom 8'0" x 5'4" (2.44m x 1.64m)

Having modern white sanitary ware with shower and screen to bath, vanity unit, ladder radiator, recessed spot lights and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens. There is driveway parking plus an electric vehicle charging point.

