

# MARTIN MASLIN

41 JAMES STREET  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN31 2JE



Situated on James Street, just off the south western side of Lord Street this classic mid terrace house offers well proportioned accommodation with the benefit of gas central heating, uPVC double glazing (to almost all the windows) and a security alarm system. Home to the same owners for many years the property offers some scope for selective updating although the boiler was installed within the last two years and the accommodation could be immediately occupied if required. Briefly comprising:- Entrance Hall with staircase, front Sitting Room, full width Living Room, Kitchen with cream and oak finish units, three Bedrooms and Bathroom with a shower above the bath. There is a small front forecourt, a rear yard and an outside Toilet. EPC Rating -

£64,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## GROUND FLOOR

### ENTRANCE HALL

From where the staircase with a spindled balustrade leads to the first floor. There is a central heating radiator and the walls are part Lincrusta panelled.

### SITTING ROOM

**3.86m (12'8") max into bay x 2.87m (9'5")**

A cosy room with a Robinson Willey Firegem gas fire, a central heating radiator and a glazed sliding door opening to the Living Room.

### LIVING ROOM

**4.57m (15'0") x 3.35m (11'0")**

A good size room extending across the full width of the house and with a Robinson Willey gas fire and high level display shelves. There is a useful understairs cupboard and a central heating radiator.

### KITCHEN

**3.28m (10'9") x 2.74m (9'0")**

With a combination of cream and oak finish wall and base cabinets with cream coloured worksurfaces incorporating a single drainer stainless steel sink unit. There is provision for freestanding appliances and a door leads out to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**3.35m (11'0") x 2.87m (9'5") max**

Fitted with a range of white wardrobes and high level cupboards. There is a central heating radiator.

### BEDROOM TWO

**3.35m (11'0") x 2.74m (9'0")**

With a wall mounted Baxi Duotec gas central heating boiler and a central heating boiler.

### BEDROOM THREE

**2.44m (8'0") x 1.65m (5'5")**

With an access hatch to the roof space and a central heating radiator.

### BATHROOM

**1.57m (5'2") x 1.52m (5'0")**

With a cream suite comprising a panel bath with a Triton mixer shower above, a pedestal washbasin and a w.c. The walls are part tiled and there is a central heating radiator.



ENTRANCE HALL



SITTING ROOM



LIVING ROOM



LIVING ROOM

## OUTSIDE

To the front of the house there is a small forecourt area with brick boundary walls whilst to the rear there is an enclosed yard with a gate leading out to a passageway. The boundaries to the yard feature high walls and fencing and there is a useful Outside Toilet with a w.c.

## SERVICES

Mains gas, water, electricity and drainage are connected.

## CENTRAL HEATING

Comprises radiators as detailed above connected to the Baxi Duotec gas boiler installed within the last two years.

## DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing with the exception of the rear door and the side kitchen window.

## SECURITY

A security alarm system is installed.

## LOCAL AUTHORITY

North East Lincolnshire Council.

## COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A.

## TENURE

Freehold - subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000.

## LOCATION AND AMENITIES

James Street is located just off Lord Street, just a few minutes walk from the facilities of Grimsby Town Centre. Regular buses serve the area and there is a general store nearby.



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



BATHROOM



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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