

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

43 LANGTON ROAD, HOLTON LE CLAY, GRIMSBY



A very comfortable 3 bedroomed semi detached property in this ever popular location. The property benefits from u.PVC double glazing and gas fired central heating, the accommodation on the ground floor comprises of an entrance hall, a really spacious and comfortable lounge and a large kitchen-breakfast room which is nicely fitted. Upstairs there is an attractive bathroom and 3 good bedrooms.

Outside there is a garage and a garden shed, the front garden is put to lawn, driveway to the side and the back garden with a patio area and lawn. This is altogether a lovely home.

VIEWING: By apt. with this office

COUNCIL TAX BAND: B

PURCHASE PRICE: **£129,950**

TENURE: We understand the property to be Freehold, but this is to be confirmed by the solicitors



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ENTRANCE HALL

There is a u.PVC double glazed front door to the long hall. A laminate floor, coat hooks, a u.PVC double glazed window to the side and a central heating radiator below.

LOUNGE

17'6" x 12'4" (5.33m x 3.76m)

This is a very spacious room. It is to the front of the property with a u.PVC double glazed bow window, coving to the ceiling, a central heating radiator, an attractive mantel, hearth and backing to a Living Flame coal effect gas fire. It is a lovely room.



KITCHEN

17' x 12'6" (5.18m x 3.81m)

Another really spacious room. Fitted units in the "Shaker" style beech finish, post form roll edge work tops, tiled reveals. Inset sink unit and mixer, integrated 4 ring gas hob and separate oven, a stainless steel filter above the hob. Plumbing for a washing machine, there is really lots of room for a fridge and freezer. The central heating boiler which has been recently renewed. Nicely tiled floor, central heating radiator, the side door in u.PVC to the driveway, there is an understairs cupboard for storage, then further sliding u.PVC double glazed patio doors to the garden and a u.PVC double glazed window also to the garden.



FIRST FLOOR ACCOMMODATION

LANDING

With a spelled balustrade, coving, a central heating radiator and dado rail.

BATHROOM 1

The bathroom is again roomy, a white suite comprising of a panelled bath with a pedestal wash hand basin and toilet. There is coving, white panelling half way up the walls, an obscure u.PVC double glazed window and a central heating radiator.



BEDROOM 1

10'2" x 10'1" (3.10m x 3.07m)

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



BEDROOM 2

12'2" x 8'9" (3.71m x 2.67m)

This bedroom is to the back, a u.PVC double glazed window, a central heating radiator and coving.

BEDROOM 3

12'2" x 7'8" (3.71m x 2.34m)

Situated to the front of the property with a u.PVC double glazed window, a dado rail and a central heating radiator.



GARAGE

There is a garage to the end of the driveway.

GARDENS

The front garden is mainly put to lawn with a mature tree in the middle, a walled entrance then a driveway down to double gates at the side of the house leading on then around the corner into the garden at the back which is nice and private, there is a patio, a good size lawned area, it is well fenced and there is a good garden shed as well.



Energy Performance Certificate



43, Langton Road, Holton-le-Clay, GRIMSBY, DN36 5BH

Dwelling type: Semi-detached bungalow **Reference number:** 0036-2851-7046-9105-2231
Date of assessment: 09 April 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 May 2015 **Total floor area:** 109 m²

Use this document to:

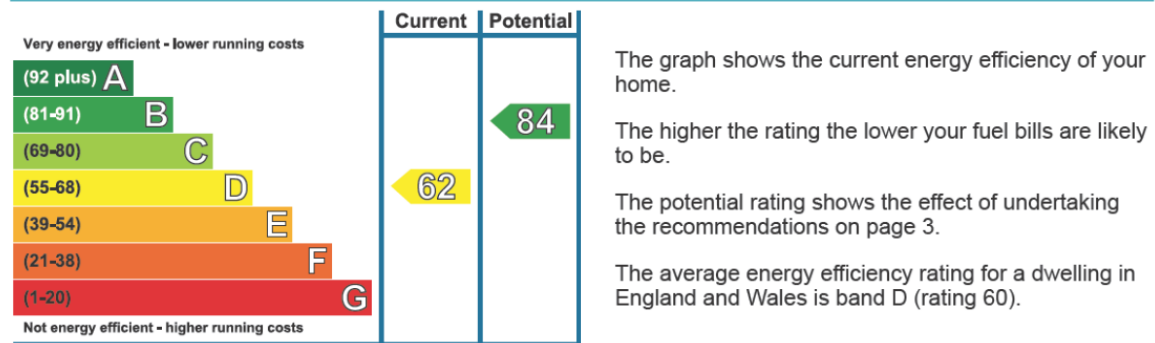
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,513
Over 3 years you could save	£ 1,245

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 3,009 over 3 years	£ 1,866 over 3 years	
Hot Water	£ 312 over 3 years	£ 210 over 3 years	
Totals	£ 3,513	£ 2,268	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 954	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	✓
3 Draught proofing	£80 - £120	£ 57	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 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 10 per cent + V.A.T. Call us if you are interested ask for Quinn Needham.

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Bettles, Miles & Holland are now able to offer truly Independent Financial & Mortgage Advice. They will act on your behalf in advising you on mortgages, Life Assurance, Pensions, or Unit Trust Products. Because your advisor is independent, he or she can advise you the products of different companies.

We are members of the Mortgage Code Compliance Board

Mortgages are not regulated by the PIA. All you have to do is call for an appointment!

STATUTORY NOTICE: YOUR HOMES 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.