

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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## PROPERTY FOR SALE

### 44 DANES CLOSE, GRIMSBY



Quite a surprising, spectacular property on three floors in this really well cared for location. On the ground floor a garage next to the good size entrance hall with a cloakroom, on to the kitchen/breakfast room which is very roomy, then there are double doors into the garden. On the first floor there is a really large lounge with plenty of space for a dining table if needed. Bedroom two is on this floor and it has double doors with railings in front so you can look towards Ladysmith Road. On the second landing you have the bathroom, the main bedroom and ensuite and another large bedroom which could easily be put back to two

as it was two rooms originally. This property has uPVC double glazing and gas fired central heating. It really does make an attractive property. NO ONWARD CHAIN.

#### VIEWING:

By appointment with this office

#### COUNCIL TAX BAND:

B

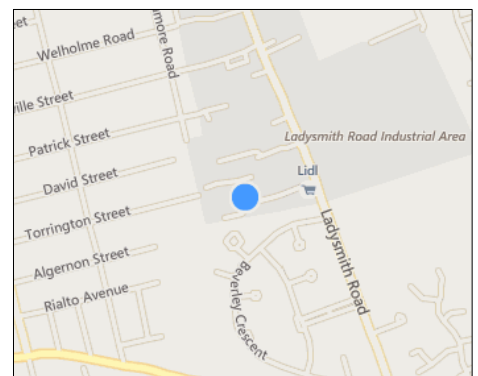
#### NEW PURCHASE PRICE:

**£135,000**

#### TENURE:

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

There is also a £16 per month maintenance charge for maintaining the grounds and keeping the whole area in good shape.



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**ENTRANCE HALL**

There is a large entrance hall to this property, a laminate floor, a cupboard for hats and coats, the dog legged spelled staircase on your right, a central heating radiator.

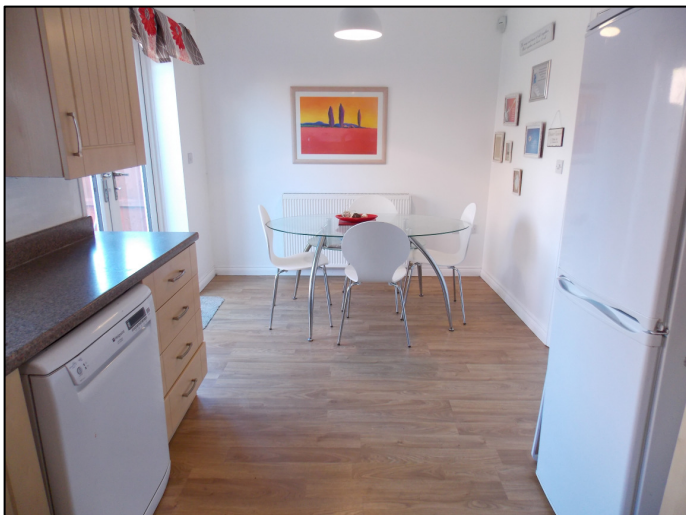


**CLOAKROOM**

The cloakroom with a white suite of close coupled w.c. and corner hand basin, a central heating radiator here and extractor.

**KITCHEN/BREAKFAST ROOM 17'3 x 8'9 (5.26m x 2.67m )**

This really attractive room is across the full width of the property, fitted units in a Beech style finish to the base and wall with brushed chrome style door furniture, post formed worktops and up stands, inset stainless steel sink unit, integrated four ring gas hob and electric fan assisted oven below and then in a stainless steel canopy and extractor above. Plumbing for a washing machine and dishwasher, room for a fridge and freezer, really loads of room for a table and chairs, a central heating radiator; the gas fired central heating boiler is neatly cabinetised here. There is a uPVC double glazed window over the sink unit which looks into the garden and then in the breakfast area there are double doors uPVC and double glazed which lead out to the garden.





**FIRST FLOOR LANDING**

Up the spelled staircase, the first landing with a central heating radiator, that is under the uPVC double glazed window which looks right down Danes Close to Ladysmith Road.



**LOUNGE 17'3 x 14' x 10'6 (5.26m x 4.27m x 3.20m)**

This is a very spacious room indeed. It is attractive, it's light, there are two uPVC double glazed windows and two central heating radiators.



**BEDROOM 2 12'6 x 10'8 (3.81m x 3.25m)**

This bedroom to the front of the property is another good sized room. A central heating radiator, double doors uPVC and double glazed open into the room with the Juliet balcony in front of them.





**SECOND FLOOR LANDING**

Up the stairs to the top level, there is an airing cupboard here with a lagged cylinder and a central heating radiator.

**FAMILY BATHROOM**

The family bathroom with the white suite comprising of a panelled bath with a plumbed shower above, a close coupled w.c. and a pedestal wash hand basin. The room, largely tiled, a central heating radiator and an extractor here.



**BEDROOM 3 17'3 x 10' x 6'7 (5.26m x 3.05m x 2.01m )**

You can easily see that this was two bedrooms and could easily be again as the access doors remains as do the lights and the central heating radiators. There is a little arch between what were the two

rooms. It is at the back of the property, there are two uPVC double glazed windows, two radiators and an arch in the middle as mentioned.



**BEDROOM 1 13'9 x 12'8 overall (4.19m x 3.86m overall )**

This bedroom is to the front with a uPVC double glazed window, a central heating radiator and a useful storage cupboard.

The ensuite leads off, a white pedestal wash hand basin a close coupled w.c. and a shower cubicle with a plumbed shower. A central heating radiator and an extractor



**GARAGE**

There is an integral garage with an up and over door; the garage has light and power.



**GARDENS**

The front garden is really a drive and pathway and a little thin bed to the side. The back garden is attractive. It is south facing so very sunny, there are pavers forming two little ornamental patios, there is a grassed area, it is well fenced and gated.



# EPC

## Energy Performance Certificate

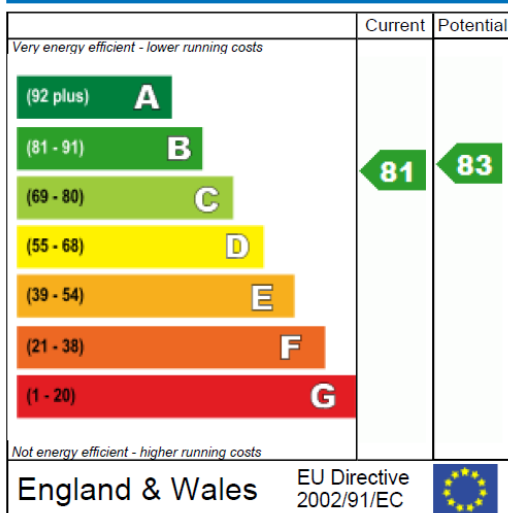


44 Danes Close  
GRIMSBY  
DN32 9AG

Dwelling type: Mid-terrace house  
Date of assessment: 26 June 2008  
Date of certificate: 15 July 2008  
Reference number: 0142-2886-6862-0328-5745  
Total floor area: 83 m<sup>2</sup>

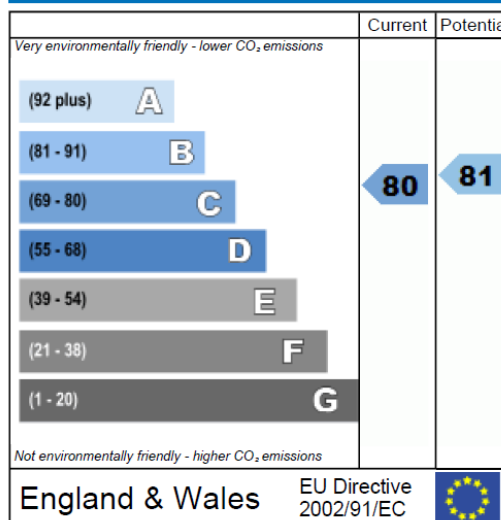
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	138 kWh/m <sup>2</sup> per year	132 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.9 tonnes per year	1.8 tonnes per year
Lighting	£57 per year	£36 per year
Heating	£208 per year	£210 per year
Hot water	£75 per year	£75 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

## 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.

### B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

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With access to over 5,600 mortgages, our advisor will help you find the best mortgage to suit you.

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.