



### 3 bed terraced house to buy in

Haycroft Street, Grimsby, Lincolnshire,  
DN31 2HY

**£50,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ VIDEO VIEWING AVAILABLE
- ✓ Recently Modernised
- ✓ Ground Floor Bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. STARTING BID - £50,000\*\*

Spacious terraced house with three bedrooms in a desirable neighbourhood. The property features a living room, kitchen with dining area, and a garden. Upstairs, there are three bedrooms, suitable for a family or home office. Modern amenities include central heating and double glazing. Located in an area with good transport links, amenities, and schools. Ideal for those looking for a comfortable and convenient lifestyle.

The current tenant has been in situ since November 2025 and is currently paying £675PCM, equating to a 12.5% Yield at the Guide Price, making this an ideal investment purchase.

Ground Floor

Living Room

3.06m x 3.69m

With uPVC double glazed front window, radiator and gas fire in timber surround.

Dining Room

3.55m x 3.73m

With a uPVC double glazed rear window, dado railing, under stairs storage cupboard and gas fire in timber surround.

Kitchen

An attractively fitted kitchen with a range of wall and base units incorporating a basin with mixer tap, cooker with a four ring electric hob and space and plumbing for a washing machine and standalone fridge freezer. Complete with partial tiling, a uPVC double glazed side window and the combination boiler.

## Bathroom

Fitted with a three piece suite comprising of a bath with an electric shower, w.c and a pedestal basin with a mixer tap. Complete with full aqua boarding, a uPVC double glazed frosted window and a heated towel rail.

## First Floor

### Landing

Leading access to the three bedrooms whilst also containing an over stairs storage cupboard and borrowed light from bedroom 2.

### Bedroom 1

3.74m x 3.06m

With a uPVC double glazed front window and a radiator.

### Bedroom 2

2.82m x 2.55m

With a uPVC double glazed rear window and a radiator.

### Bedroom 3

3.57m x 2.07m

With a uPVC double glazed rear window and a radiator.

## Gardens

The property benefits from a private rear garden, which has been recently paved and surrounded on all sides by timber fencing.

## NOTE

Please note the photographs used were taken prior to the current tenancy commencing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Haycroft Street, Grimsby, Lincolnshire, DN31 2HY

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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