



Hope House, Hope Street, Grimsby, DN32 7QL  
**FOR SALE AT AUCTION 31st MAY 2022**

**CanTERS**

Chartered Surveyors



This **TWO BEDROOM GROUND FLOOR FLAT** is contained within a five storey apartment block. Located within an established residential area conveniently positioned for a number of local facilities and amenities including local shops, schools and a regular bus service and not far from Grimsby town centre and Freeman Street Market.

### **Communal Hallway**

There is a gated entrance to the hallway together with an entry phone system. Suspended ceiling and carpet. A doorway leads into the...

### **Internal Entrance Hall**

With ceramic tile floor, door entry phone, pendant light fitting. With cupboard off containing Baxi Duo-Tech boiler.

### **Sitting Room**

4.86m max x 3.87m max. Window to front aspect and a second window to the kitchen. Wood effect laminate flooring.

### **Kitchen**

2.83m x 3.31m. Ceramic tile floor, a range of base and wall units together with a stainless steel sink with mixer tap over. Integrated hob and oven, stainless steel splashguard, extractor fan over. Tiled splashback, ceiling light.

### **Bedroom 1**

3.16m x 3.86m (including fitted wardrobe). Window to front aspect, range of fitted furniture, pendant light fitting.

### **Bedroom 2**

2.62m x 2.50m. Frosted window to communal hallway. Pendant light fitting.

### **Bathroom**

2.0m x 1.92m. With White Suite Comprising panelled bath with shower over and folding screen. Pedestal wash-handbasin and WC. Part tiled walls and extractor fan.

### **Outside**

Communal garden laid predominantly to lawn.

### **Tenure**

We are verbally advised that the property is leasehold and we are awaiting further clarification in respect of this matter.

**Council Tax Band:** 'A'

**NB: This can be reviewed by the Local Authority.**

**EPC Rating:** C (78)

**Block Viewings:** To be held on Tuesday 17th May at 10am, Tuesday 24th May at 3pm and Friday 27th May at 10am.

**Auction Date:** 31st May 2022.

### **FURTHER INFORMATION:**

Please refer to the auctioneers - Town and Country Property Auctions (0800 334 5090)

<https://www.townandcountrypropertyauctions.co.uk/>

**CanTERS**  
www.canTERS.co.uk

01472 356143

**Grimsby** 12 Town Hall Street, DN31 1HN

**Property Inspected: 06/05/2022**

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## ADDITIONAL PHOTOS & PLANS



Kitchen



Kitchen



Sitting Room



Bedroom 1



Bedroom 2



Bathroom

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