



Pygott  
& Crone

84b, Castle Street  
Grimsby, Lincolnshire, DN32 7LG

£69,950

## 3 Bedroom Terraced House

- Freehold
- Mid Terrace Home
- Central Grimsby
- Ideal Investment
- Currently Generates £460 PCM
- 3 Bedrooms
- 2 Reception Rooms
- Garden to Rear
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 84b, Castle Street, Grimsby, Lincolnshire, DN32 7LG](#)



## Overview

This well presented mid terrace home lies in this popular position within Grimsby which is being sold with tenant in situ. The property is an ideal investment opportunity which is currently generating £460 per calendar month, achieving a gross yield of 7.9% if sold at full asking price.

The property has full uPVC double glazing and Gas central heating system.

Living accommodation is comprised of: Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, Shower Room, Bathroom and Three Bedrooms. On street parking is available.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST.

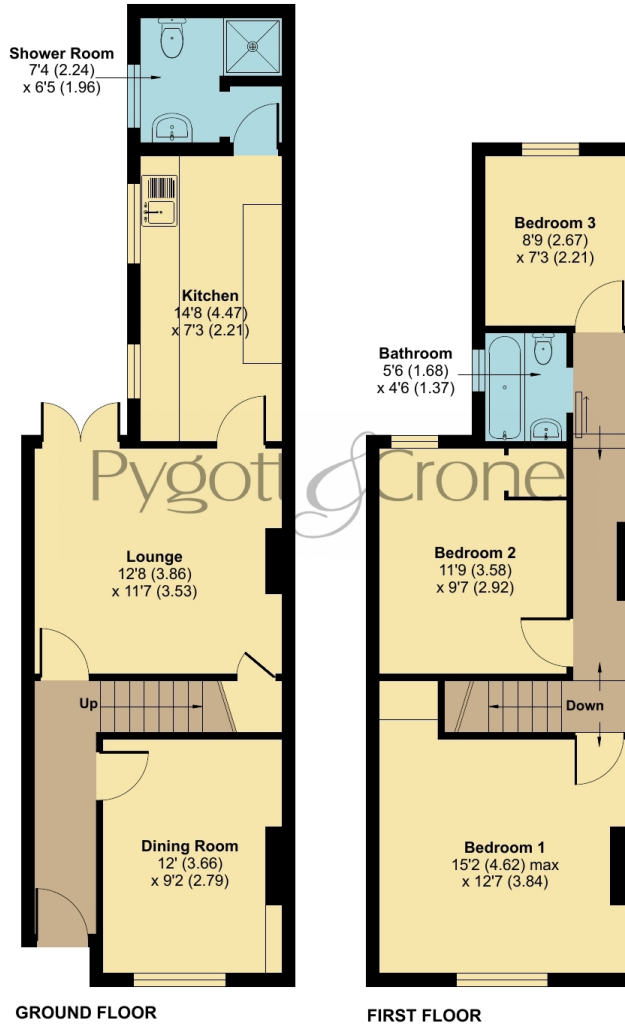




# Castle Street, Grimsby, DN32

Approximate Area = 944 sq ft / 87.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 1002862



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