







Manchester Square, New Holland, Barrow-Upon-Humber, DN19 7RQ

£60,000

- Grade II Listed
- Mid Terrace House
- NO CHAIN!!
- Two Bedrooms
- Spacious Lounge and Dining Kitchen
- Three-Piece Bathroom
- Rear Garden
- Views over the Green
- Ideal Purchase for FTB/Investor
- Council Tax Band:A EPC:D
  Tenure:Freehold

BELL WATSON are delighted to bring to the market this excellent investment opportunity, situated within a popular residential area of New Holland with NO UPWARD CHAIN.

Requiring a scheme of refurbishment, this Grade II Listed property offers fantastic potential for investors or buyers looking to undertake a renovation project. The accommodation comprises a lounge and dining kitchen to the ground floor, with two double bedrooms and a bathroom to the first floor.
Externally, the property benefits from a private rear courtyard, whilst to the front is an attractive communal green area.

An excellent opportunity to acquire a character property with scope for refurbishment and improvement, making this an ideal proposition for investors and those seeking a project.













New Holland is a well-established village situated to the east of Barton-upon-Humber, benefiting from regular train and bus services providing connections to Barton-upon-Humber, Habrough, Grimsby and Cleethorpes. Local amenities include a public house, primary school, playing field and Chinese takeaway.

The village is ideally positioned for access to the surrounding area, with Baysgarth School in Barton-upon-Humber approximately 4 miles away, with a bus service available.

For those who enjoy outdoor pursuits, the area offers excellent opportunities for fishing, sailing and horse riding, together with easy access to nature reserves and scenic walks along the Humber Bank.

The nearby village of Barrow-upon-Humber provides a range of local facilities, whilst Barton-upon-Humber is just a few minutes away and offers an extensive selection of shops and amenities, including doctors, dentists, recreational facilities and a library.

ACCOMMODATION

A Grade II listed property in need of refurbishment, arranged over two floors

LOUNGE

The lounge features sash windows and a glazed entrance door to the front elevation, together with stairs rising to the first floor. The room is finished with carpeting and benefits from a feature fireplace with wooden mantle and inset electric fire, radiator and ceiling pendant light.

KITCHEN

The rear-aspect kitchen is fitted with a range of wall-mounted and base cabinets, complemented by wooden-effect worktops and a stainless steel sink with drainer positioned beneath a window overlooking the rear garden. The kitchen has vinyl flooring, a useful storage cupboard, space for a freestanding oven and houses the central heating boiler.

BEDROOM ONE

Bedroom one is a well-proportioned front-facing double bedroom, featuring Georgian-style sash windows, carpeting, radiator and ceiling pendant light. The room also benefits from an attractive arched alcove and useful built-in cupboard, providing additional character and storage.

BEDROOM TWO

Bedroom two is a further double bedroom, featuring sash windows, carpeting and a ceiling pendant light.

BATHROOM

The rear-aspect bathroom is partially tiled and fitted with a bath, pedestal hand wash basin and low-level flush WC. The room has vinyl flooring and further benefits from a radiator and ceiling light.

STEP OUTSIDE

The property enjoys pleasant views over the communal green to the front. To the rear is an enclosed courtyard garden, together with a dedicated parking space, providing useful private outdoor space and off-road parking.

SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX BAND

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.

