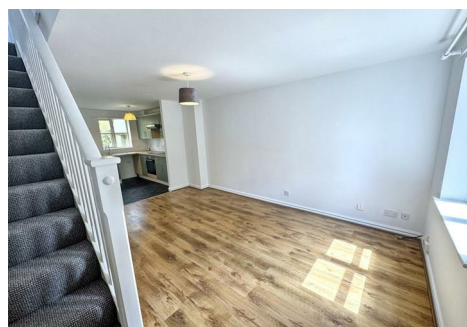




29 Belgrave Road, Grimsby, DN33 3RS

£825 Per Month

TO LET – Well-presented two-bedroom semi-detached house in the popular Scartho Top area. Offering a double bedroom, single bedroom, and office space, with open-plan kitchen/lounge, bathroom, and entrance porch. Benefits include gas central heating, double glazing, gardens to front and rear, and a generous driveway with off-road parking. Close to Diana, Princess of Wales Hospital and within catchment for the new Scartho Gateway Academy (opening September 2025). Deposit £951.92, Council Tax Band B

Entrance Porch 3 x 3 (0.91m x 0.91m)

Entered through a timber entrance door. Vinyl flooring.

Lounge 12'7" x 15'9" (3.84m x 4.80m)



Radiator. uPVC double glazed window. Staircase leading to the first floor. Laminate flooring

Kitchen / Diner 12'6" x 8'10" (3.81m x 2.69m)



Fitted wall and base units with complimentary new worktops over incorporating stainless steel sink and mixer tap. Built-in oven and ceramic hob. Plumbing for washing machine and tumble dryer. Tiling to splash back areas. Storage cupboard. Radiator. Timber double glazed window and uPVC french doors leading to the rear garden. New flooring.

Stairs & Landing



Loft access. uPVC double glazed window. New carpets

Bedroom One 12'0" x 9'0" (3.67 x 2.75)



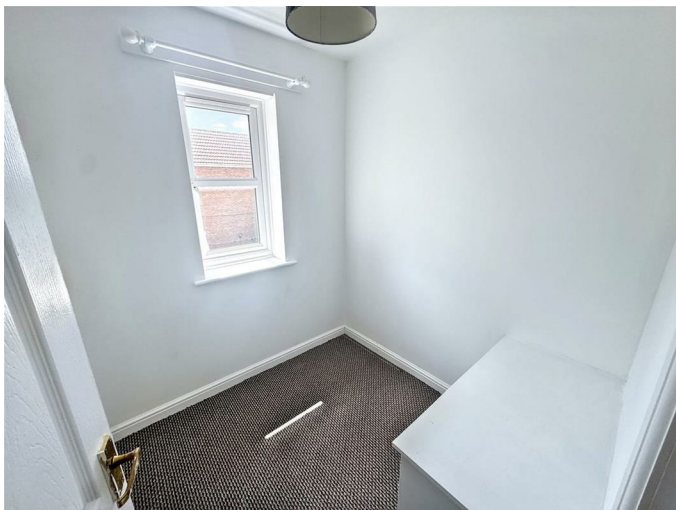
Radiator. uPVC double glazed window.

Bedroom Two 8'0" x 6'0" (2.46 x 1.83)



Radiator. uPVC double glazed windows to front aspect. New carpets

Office 6'0" x 6'0" (1.83 x 1.83)



UPVC window to front aspect. carpeted. radiator. New carpets

Bathroom 6'0" x 6'0" (1.83 x 1.83)



Panelled bath with shower over. Close coupled WC. Vanity unit incorporating wash hand basin. Tiling to splash areas. Extractor fan.

Exterior



The front garden is well stocked with a range of mature trees and shrubs. The rear garden is well landscaped with lawn and timber decked area with the benefit of a canopied shelter. Fencing to perimeters. Driveway providing off-road parking.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Property Postcode

For location purposes the postcode of this property is: DN33 3RS

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Rental Application

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a

tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Verified Material Information

Council tax band: B

Property construction: BRICK

Electricity supply: MAINS

Solar Panels: NO

Water supply: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE is good in-home and outdoor, o2 good outdoor only, Three

variable indoor and good outdoor and Vodafone
good outdoor only.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the
sea - very low. Other flood risks - Groundwater -
flooding from groundwater is unlikely in this area.

Reservoirs - flooding from reservoirs is unlikely in
this area.

Coastal erosion risk: No

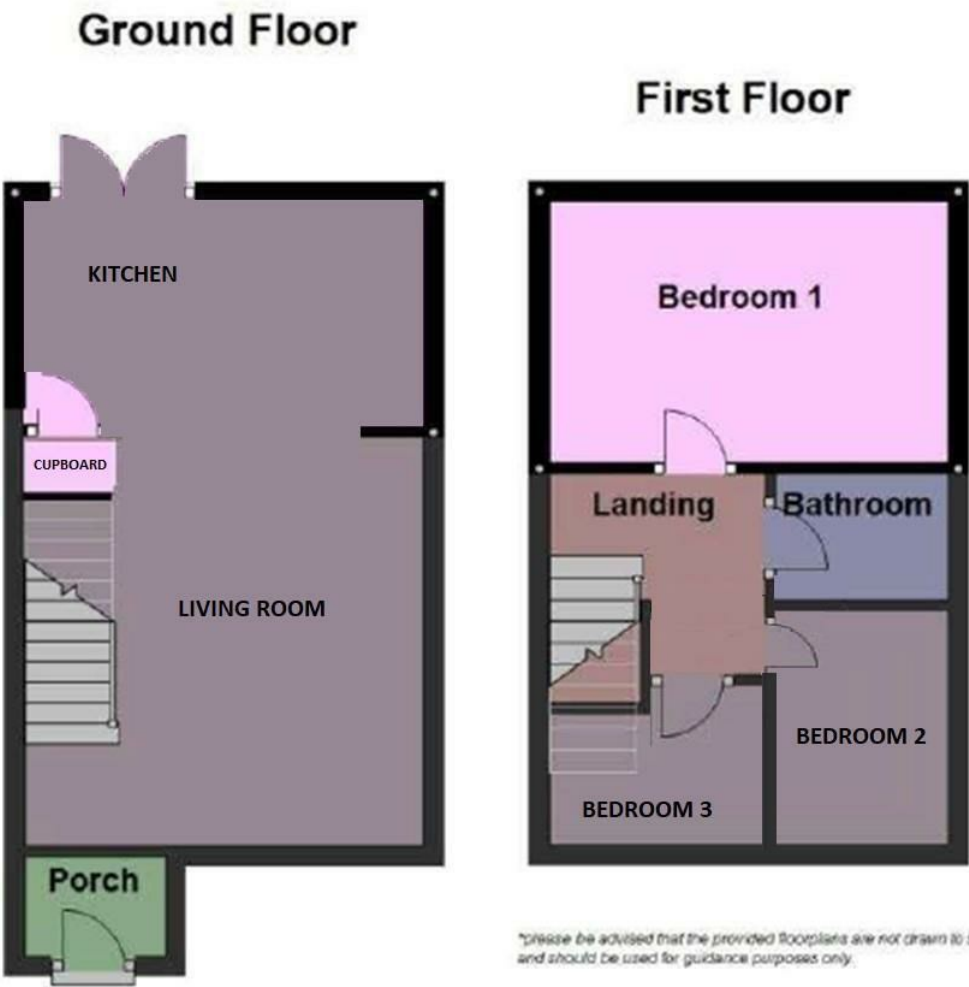
Planning permission: Please refer to North East
Lincolnshire Council for any relevant planning
applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

Floor Plan



Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

