Joy Walker

ESTATE AGENTS



20 Richard Street

Grimsby, North East Lincolnshire DN31 2PE

We are delighted to offer for rent this TWO BEDROOM MID TERRACE PROPERTY situated close to Grimsby town centre, local amenities, good bus routes and motorway links to the Humber Bank. The property has undergone a general refurbisment project to includes newly installed kitchen, flooring throughout and fresh decoration throughout. The accommodation comprisies of; Entrance porch, through lounge diner, kitchen, bathroom (Ground Floor), and to the first floor two double bedrooms. Having an enclosed rear garden. Viewing is higly recommended with immediate availability

- IMMEDIATE AVAILABILITY
- MID TERRACE PROPERTY
- CENTRAL GRIMSBY LOCATION
- MODERN KITCHEN
- THROUGH LOUNGE DINER
- BATHROOM (GROUND FLOOR)
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ENCLOSED REAR GARDEN







£575 Per Calendar Month

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

.

MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a uPVC double glazed door with top light above leading into the porch area.

PORCH

Having matt flooring with a wooden door with top light above leading into the through lounge diner.

THROUGH LOUNGE DINER

23'10" x 12'0" (7.27 x 3.67)

The through lounge diner is a bright and spacious dual-aspect room, featuring uPVC double-glazed windows, newly laid carpet flooring, and two radiators. A returned carpeted staircase with an open white spindle balustrade rises to the first floor, creating a natural division between the lounge and dining areas while maintaining an open-plan feel. The lounge area is centred around an attractive brick fireplace with matching plinths and a gas fire, providing a welcoming focal point to the room.



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER

THROUGH LOUNGE DINER

KITCHEN

11'6" x 7'0" (3.51 x 2.15)

The recently refurbished kitchen is fitted with a modern range of white-fronted wall and base units, complemented by contrasting wood-effect work surfaces and tiled splashbacks. It incorporates a stainless steel sink and drainer, and ample under-counter space for an automatic washing machine and dishwasher, along with additional space for a freestanding fridge freezer. The room is finished with a uPVC double-glazed window to the side aspect, a radiator, and stylish herringbone-effect vinyl flooring.



KITCHEN



KITCHEN



INNER LOBBY

Having continued herringbone style vinyl flooring, space for storage cupboard or shelving with a uPVC double glazed door leading to the rear garden.



BATHROOM (GROUND FLOOR)

7'0" x 5'9" (2.14 x 1.77)

The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with hand shower attachment and glazed shower screen, a vanity unit with useful built-in storage housing the wash hand basin, and a low-flush WC. The room is finished with tiled walls, tiled-effect flooring, a radiator, extractor fan, and a uPVC double-glazed window fitted with a blind.



STAIRS

Carpeted returned staircase with open white wooden spindle balustrade leading to the first floor.



FIRST FLOOR LANDING

Having carpeted flooring.



BEDROOM ONE

12'2" x 11'10" (3.71 x 3.63)

The larger of the two double bedrooms is situated to the front aspect and benefits from a uPVC double-glazed window, newly laid carpeted flooring, a radiator, and a built-in wardrobe/storage cupboard.



BEDROOM ONE



BEDROOM TWO

12'1" x 8'7" (3.70 x 2.63)

The second double bedroom overlooks the rear aspect and features a uPVC double-glazed window, newly laid carpeted flooring, and a radiator.



OUTSIDE

REAR GARDEN

The rear courtyard-style garden is designed for low-maintenance and is enclosed by a combination of walled and fenced boundaries. A wooden gate to the rear passageway.



REAR GARDEN



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - C

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.
Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.
Also on signing your tenancy agreement one month's rent in advance and a deposit of £575.00 is required

CLIENT MONEY PROTECTION

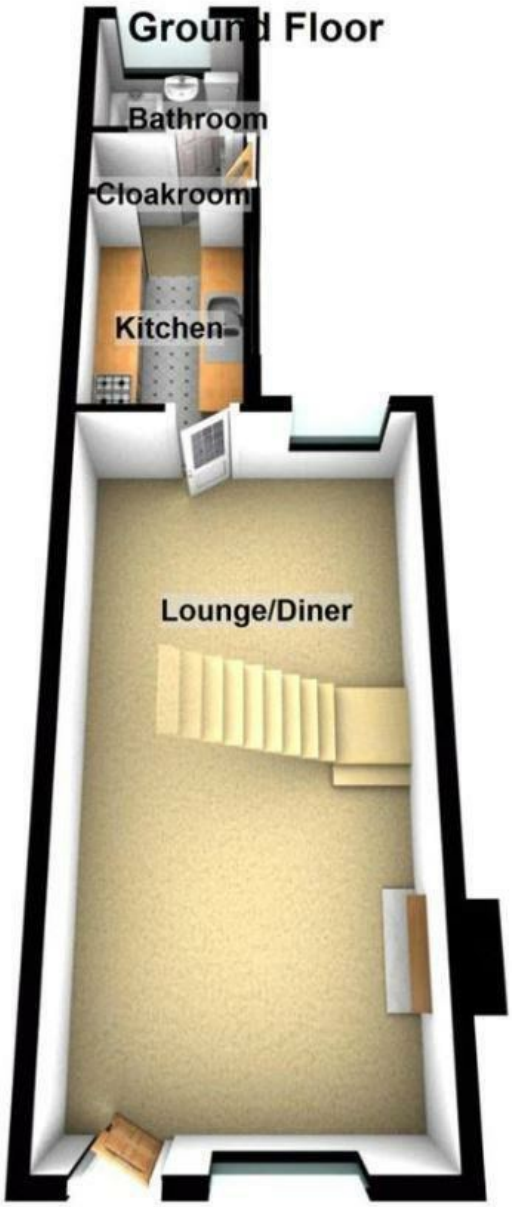
This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356

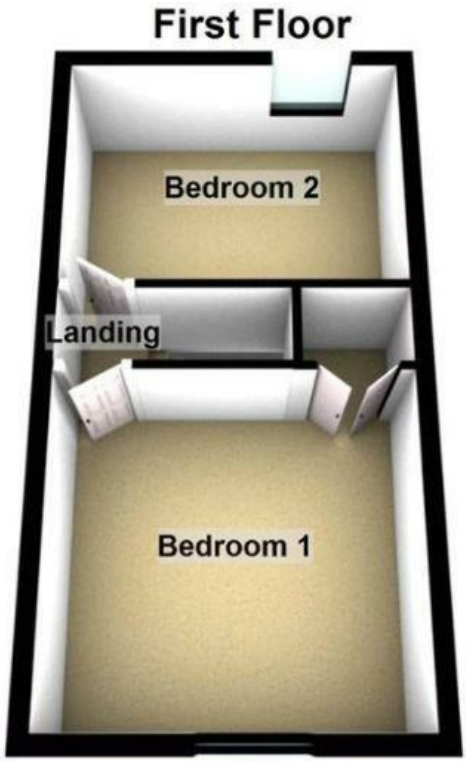
VIEWING ARRANGEMENTS

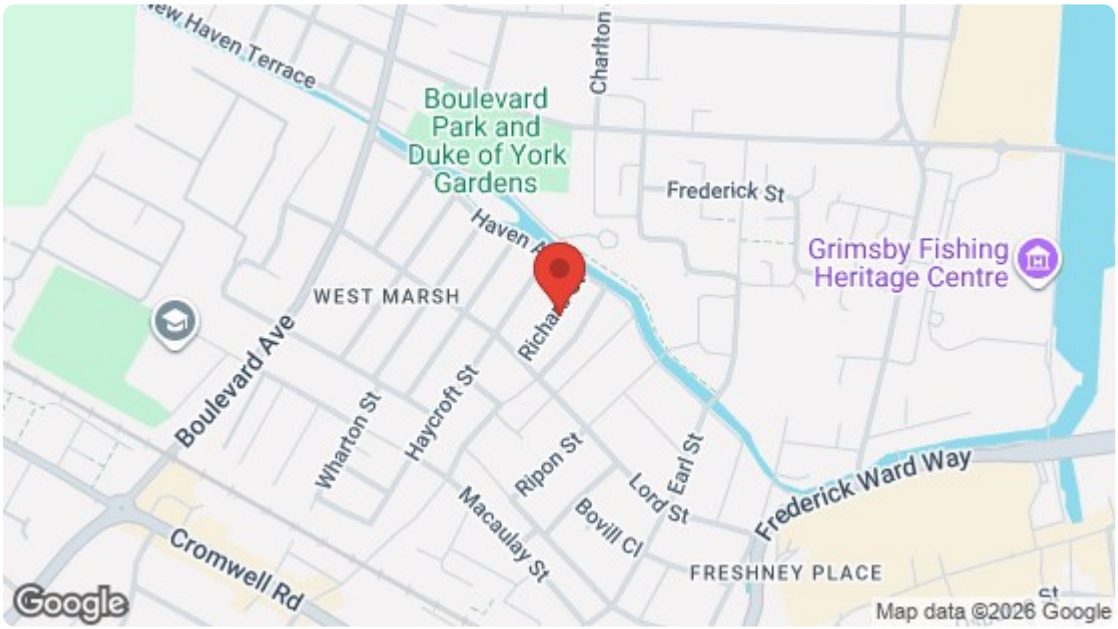
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

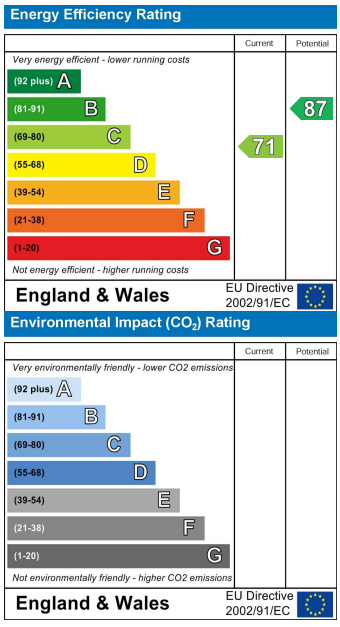
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm









For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.