Joy Walker

ESTATE AGENTS



12 Stephen Crescent

Grimsby, North East Lincolnshire DN34 5LZ

Situated close to Bradley village is this good size DETACHED BUNGALOW with drive & garage. The accommodation offers Entrance Porch, good size welcoming hall, lounge with feature fireplace, dining room and fitted kitchen. There is also a conservatory to the rear giving views across the rear garden. Three bedrooms all with built in wardrobes. A generous Wet Room with built in linen cupboard. Drive & Garage. Two garden sheds. Gas central heating system. Double Glazing. Immediate Availability.

- GOOD SIZE DETACHED BUNGALOW WITH DRIVE & GARAGE
- ENTRANCE PORCH AND GOOD SIZE WELCOMING ENTRANCE HALL
- LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM & KITCHEN
- CONSERVATORY
- THREE BEDROOMS - ALL WITH BUILT IN WARDROBES
- GENEROUS WET ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- 2 X GARDEN SHEDS AND ENCLOSED GARDENS
- IMMEDIATE AVAILABILITY







£1,100 Per Month

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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
Double glazed entrance door to:-

ENTRANCE PORCH
With additional multi paned glazed door & side lights to:-

ENTRANCE HALL
18'1" x 5'5" (5.53m x 1.67m)
With polished wood floor, central heating radiator, decorative polished wood plate rack.

LOUNGE
14'11" x 11'10" (4.57m x 3.61m)
With double glazed decorative leaded bow window to the front aspect, 2 x double glazed decorative leaded picture windows to the side. A focal point of this room is the feature stone fireplace with coal effect gas fire inset. Wall light points, coving to textured ceiling, 2 x central heating radiators. Striking wood effect ceramic tiled flooring. Double opening sliding doors to:-



DINING ROOM
7'0" x 11'10" (2.14m x 3.61)
With continuation of the wood effect ceramic tiled floor, central heating radiator, double glazed decorative leaded window to side aspect.



KITCHEN
10'7" x 10'4" (3.23m x 3.16m)
Providing an extensive range of wall & base storage units in a Beach wood style finish with complimentary work surfacing and inset left hand drainer stainless steel sink unit. Built in Zanussi electric oven, Indesit ceramic hob and canopied extractor fan. Ceramic tiled splashbacks, central heating radiator, vent-axia extractor fan. Double glazed windows to side & rear along with a double glazed door leading to:-



CONSERVATORY

11'0" x 11'3" (3.37m x 3.45m)

Double glazed windows giving open views to the garden, double glazed French doors to patio area. Central heating radiator, fan light to ceiling.



BEDROOM 1

14'1" x 10'11" (4.30m x 3.35m)

Fitted with a range of floor-ceiling, wall-wall expanse of wardrobes/storage. Polish wood flooring, central heating radiator, double glazed window to rear



BEDROOM 2

11'11" x 10'11" (3.65m x 3.35m)

With double glazed decorative leaded bow window to front aspect, fitted with a good range of built in wardrobes/storage. Polished wood effect flooring, central heating radiator



BEDROOM 3

8'6" x 10'11" (2.61m x 3.35m)

Range of built in wardrobes, polished wood effect flooring, double glazed window to side aspect.



WET ROOM

10'5" x 6'11" (3.20m x 2.12m)

With plumbed in shower system, white wall mounted hand basin and low flush WC. Ceramic tiling to walls. Built in floor-ceiling airing cupboard with radiator and housing the Ideal I-mini gas central heating boiler. Central heating radiator. Double glazed window to rear.



DRIVE & GARAGE

With up & over door, power & lighting, additional courtesy door to garden.



REAR GARDEN

Providing 2 good size sheds, lawned & patio areas. Boundaries defined by timber fencing.



REAR GARDEN ADDITIONAL PHOTOGRPAH



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C
EPC -C

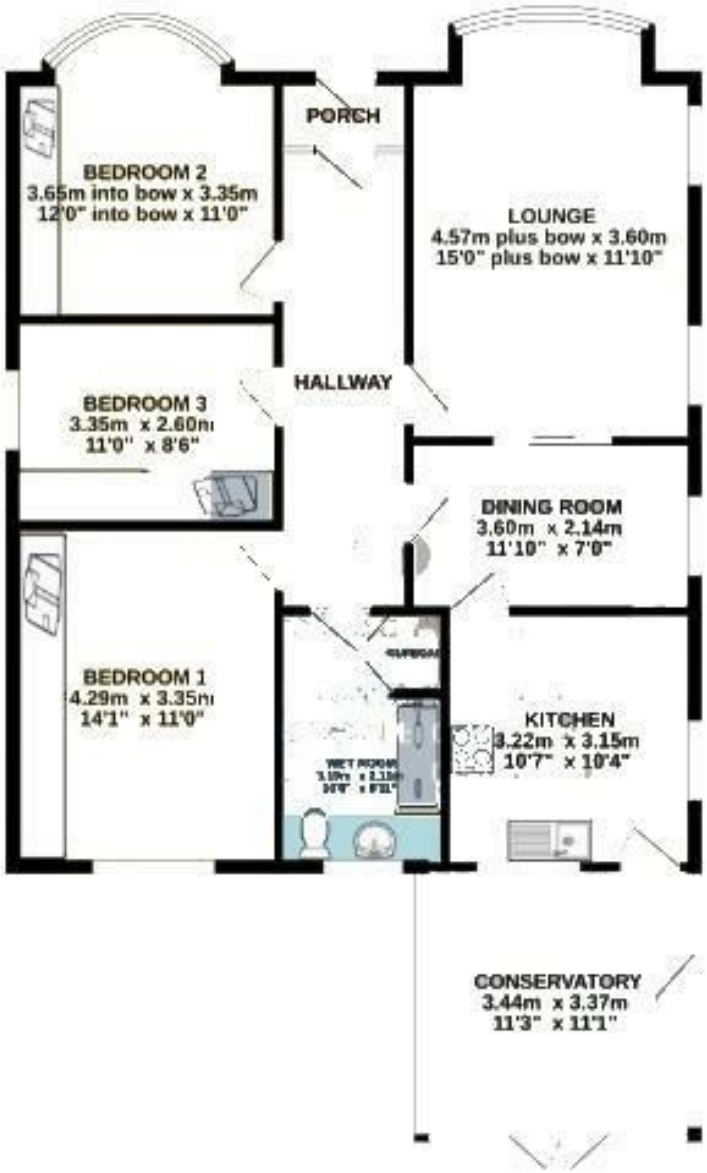
RENTAL APPLICATION TERMS

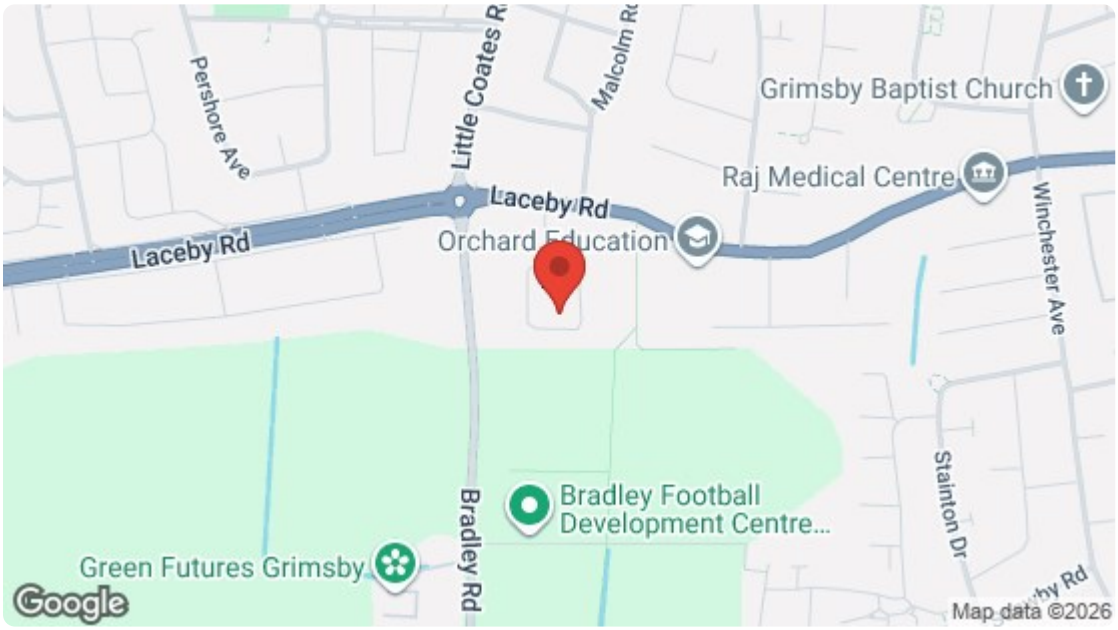
The general rule of thumb is your annual income should be 30 times the monthly rent.
Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.
Also on signing your tenancy agreement one month's rent in advance and a deposit of £1269.00 is required

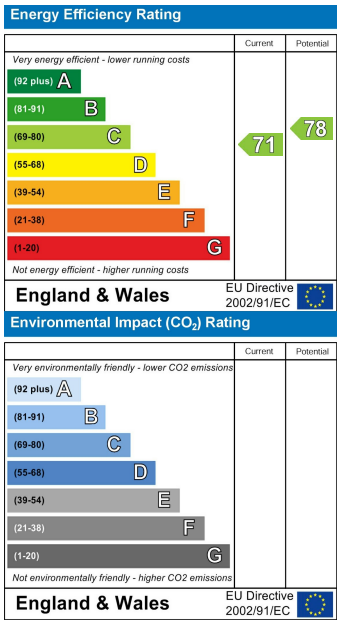
VIEWING ARRANGEMENTS
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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

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







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.