



## 1 Garner Street Grimsby, North East Lincolnshire DN32 0JE

A recently redecorated BAY FRONTED END TERRACE HOUSE, situated just off Farebrother Street offering a generous home with newly fitted carpets. Entrance Porch, Hall, Living Room with bay window to the front aspect. Separate Dining/Sitting Room, Ground floor WC and dining kitchen. Two good size bedrooms and a boxroom/Nursery room to first floor along with bathroom having white suite.

Gas central heating system & double glazing. Front & rear gardens. Immediate Availability

- TRADITIONAL BAY FRONTED END TERRACE PROPERTY
- POPULAR RESIDENTIAL AREA OFF FAREBROTHER STREET
- RECENTLY REDECORATED AND NEWLY CARPETED
- ENTRANCE PORCH AND HALL
- LIVING ROOM WITH BAY & SEPARATE DINING ROOM
- GROUND FLOOR WC AND GOOD SIZE DINING KITCHEN
- TWO DOUBLE BEDROOMS AND A BOXROOM/NURSERY
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING SYSTEM, DOUBLE GLAZING, FRONT & REAR GARDENS.
- IMMEDIATE AVAILABILITY



**£650 Per Calendar Month**

## ACCOMMODATION

A double glazed entrance door leads to:-

## ENTRANCE LOBBY

With additional half glazed timber door leading to:-

## ENTRANCE HALL

With staircase off, under stair recess, central heating radiator

## LIVING ROOM

11'2" (widening to 12'11" into bay) x 10'8" (3.41m (widening to 3.95m into bay) x 3.27m)

With walk in double glazed bay window to the front, feature fireplace with pebble design gas fire inset. Central heating radiator



## DINING ROOM

12'2" x 8'9" (3.71m x 2.69m)

With double glazed window to rear, central heating radiator



## GROUND FLOOR CLOAKS/WC

6'2" x 5'11" (1.88m x 1.81m)



## KITCHEN

15'1" x 9'4" (4.61m x 2.85m)

With Beech coloured wall and base units in a Shaker style finish with work surfacing incorporating the 1.5 bowl sink unit with mixer tap. Space and plumbing for automatic washing machine. Ceramic tiling to splash back areas. Built in electric oven and 4 ring gas hob. Recess lighting to ceiling. Wall mounted gas central heating boiler. Double glazed windows and door to rear.



## FIRST FLOOR LANDING

With continuation of the spelled balustrade. Built in storage cupboard.

### **BEDROOM 1**

14'2" x 11'2" (4.34m x 3.41m)

With double glazed window to the front, central heating radiator



### **BEDROOM 2**

8'9" x 8'9" (2.67m x 2.68m)

Double glazed window to rear, central heating radiator.



### **BOXROOM/NURSERY**

5'7" excluding doorway recess x 9'3" max (1.72m excluding doorway recess x 2.82m max)

With double glazed window to rear, central heating radiator



### **BATHROOM**

6'10" x 5'6" (2.10m x 1.68m)

With white suite comprising low flush WC, pedestal wash basin and panelled bath with shower screen and Mira electric shower.



### **OUTSIDE**

The property has gardens to the front and rear. The front garden is mainly block paved with brick walled boundaries.

The rear garden is enclosed by high walling and timber fencing. Side timber pedestrian gate. Concreted & paved in the main for ease & maintenance.

Outside tap.

### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - A

EPC -D

**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 £750.00 is required

**VIEWING ARRANGEMENTS**

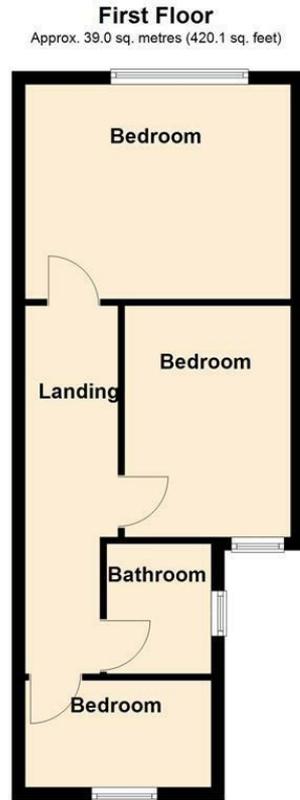
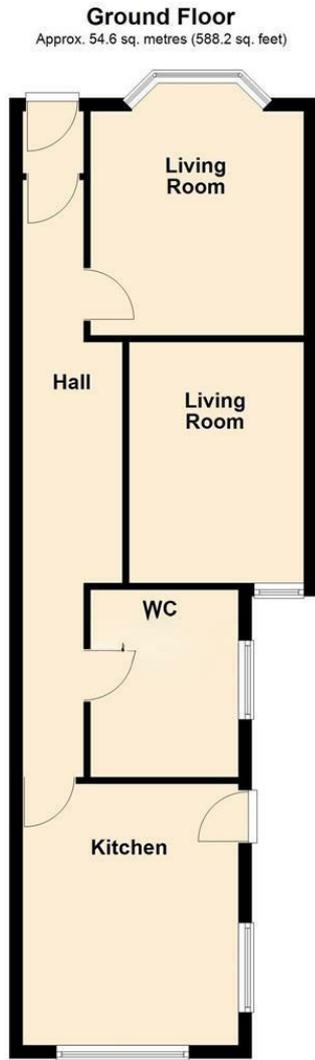
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

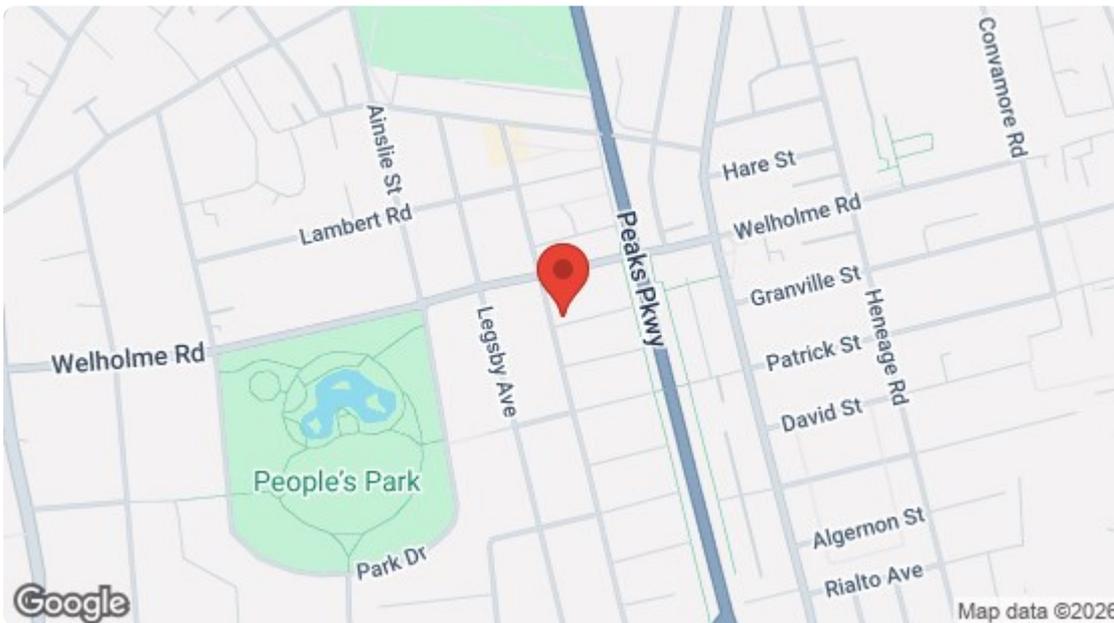
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

**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



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment 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.