



24 Kirkgate Waltham, Grimsby, North East Lincolnshire DN37 0LS

RENT ME! Situated in the ever popular village of Waltham is this traditional style semi detached house with garage to rear. Accommodation offers entrance hall, lounge, dining/sitting room. Modern Fitted Kitchen with built in oven, hob & extractor. First floor landing. Two bedrooms plus a study and loft room. Gas central heating system. Double glazing. Immediate Availability

£850 Per Calendar Month

- **RENT ME! POPULAR VILLAGE LOCATION**
- **TRADITIONAL STYLE SEMI DETACHED HOUSE**
- **GARAGE/PARKING TO REAR**
- **ENTRANCE HALL**
- **LOUNGE**
- **MODERN FITTED KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR**
- **OPEN PLAN DINING/SITTING ROOM**
- **TWO DOUBLE BEDROOMS PLUS A STUDY AND LOFT ROOM**
- **GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING**
- **IMMEDIATE AVAILABILITY**



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

A canopied entrance area with wooden door and matching side panel (in the process of being changed to a PVC door & side panel) gives access to:-

ENTRANCE HALL

Having staircase with wall mounted handrail directly off. Double glazed & decorative leaded stained glass window to side aspect. Central heating radiator. Understairs cupboard. Smoke detector.

LOUNGE

11'4" x 13'1" (3.46m x 4.0m)

With double glazed window to front aspect. Wall light points. Central heating radiator



KITCHEN

8'4" x 8'6" (2.56m x 2.60m)

Fitted with a range of wall, base and drawer units in a modern Cream high gloss finish, complimentary chrome D handles. Roll edge work surfacing incorporating the one and a half bowl black resin sink unit having mixer tap over. Built in oven, hob & extractor. Plumbing for automatic washing machine. Ceramic tiling to splashback areas. Ceramic tiled floor. Coving and recess lights to ceiling. Double glazed window to rear. Open plant to:-



DINING/SITTING ROOM

15'5" x 8'10" (4.70m x 2.70m)

Double glazed windows and French doors giving views and access to rear. 2 x central heating radiators. Recess lights to ceiling



FIRST FLOOR LANDING

Double glazed obscure glass window to side aspect. Coving to textured ceiling. Smoke detector



BEDROOM 1

10'10" x 10'9" (3.31m x 3.28m)

Double glazed window to front. Central heating radiator. Coving to ceiling



BEDROOM 2

10'3" x 8'6" (3.13m x 2.61m)

Double glazed window to rear. Built in floor-ceiling cupboard housing the gas central heating boiler (with carbon monoxide tester) Central heating radiator



STUDY/BOXROOM

6'9" x 5'11" max (2.06m x 1.81m max)

Ideal for use as an office or study as has stairs leading to the loft room. Double glazed window to front. Central heating radiator. Coving to the textured ceiling.



BATHROOM

7'2" x 5'4" (2.19m x 1.65m)

With white suite comprising of panelled bath have electric Triton shower system over. White dedicated toiletry surround incorporating the hand basin and low flush WC. Part tiled walls. Central heating radiator. Recess lighting and extractor to ceiling. Double glazed window to rear.



LOFT ROOM

13'7" x 7'2" (4.16m x 2.19m)

with double glazed window to side aspect. Double panelled radiator. 2 x eaves storage areas.



GARAGE

Single with up & over door



OUTSIDE

The property has front and rear garden. The fore garden standing behind hedging/walling and mainly laid with slate. Side pathway and gate leads to the rear.

The Rear garden is extensively block paved on 2 levels with raised planter side.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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 £980.00 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



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 58 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | Current | Potential |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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 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.