



## 41 Pagehall Close Grimsby, North East Lincolnshire DN33 2HF

Nestled in the charming area of Pagehall Close, Scartho, is this well-presented semi-detached bungalow offering delightful living space. Recently decorated with good floor coverings this lovely bungalow is immediately available for rent, presenting a fantastic opportunity for those looking to settle in a peaceful and friendly neighbourhood. With its combination of comfort, convenience, and charm. Accommodation offers L-shaped Entrance Hall, Living room with bay to front aspect. Two generous bedrooms plus a 3rd bedroom or alternate dining room. Fitted kitchen with built in oven, hob & extractor. Bathroom with separate WC. Gas Central heating system. Double glazing. Driveway. Garage. Front & rear gardens.

**£850 Per Calendar Month**

- Double bay fronted SEMI DETACHED BUNGALOW
- Freshly decorated and ready to move in to.
- Welcoming L-shaped Entrance Hall
- Lounge with Feature fireplace and bay to front aspect
- Fitted kitchen with built in oven, hob & extractor
- Three bedrooms or 3rd can be used as an alternate dining room
- Bathroom with separate WC
- Front & enclosed rear garden. Drive. Garage
- Gas central heating system & Double glazing
- Immediate Availability



## ACCOMMODATION

Situated at the driveway side of the property is a canopied entrance and the double glazed door leading to:

### ENTRANCE HALL

Being L-shaped in proportions and giving a welcoming approach to all rooms as follows.

### LOUNGE

15'5" (widening to 17'3" into bay) x 10'11" (4.72m (widening to 5.27m into bay) x 3.34m)

With walk-in double glazed decorative leaded bay window to the front aspect. Feature stone fireplace with white display ends and mantle shelf. 2 x ornate wall mounted display niches. Central heating radiator. Coving & ornate rose to the textured ceiling.



### KITCHEN

11'3" x 9'5" widening to 12'1" (3.44m x 2.89m widening to 3.70m)

Fitted with a good range of wall, base and drawer units in a soft buttermilk coloured finish with contrasting roll edge wood effect work surfacing. Inset 1.5bown left hand drainer sink unit with mixer tap. Built in appliances include the oven, hob & extractor unit. Automatic washing machine and a tall free standing fridge/freezer. Ceramic tiled walls and tile effect vinyl flooring. Central heating radiator. Coving to textured ceiling. 2 x double glazed decorative leaded windows to the side & rear aspect. Half glazed pvc door to garden.



### BEDROOM 1

10'7" (widening to 12'5" into bay) x 10'2" (3.25m (widening to 3.79m into bay) x 3.12m)

With decorative leaded double glazed walk in bay to front aspect. Central heating radiator. Coving & ornate rose to the ceiling.



### BEDROOM 2

12'4" x 10'11" (3.78m x 3.35m)

Currently being decorated and will have a new fitted carpet matching with the grey carpets laid to the rest of the rooms. Built in floor-ceiling cupboard with radiator and housing the Ideal gas central heating boiler. Double glazed decorative leaded window to the rear. Central heating radiator.



### **BEDROOM 3 (Or Alternate Dining Room)**

8'2" x 7'1" (2.50m x 2.16m)

With double glazed decorative leaded window to the side aspect. Central heating radiator.



### **BATHROOM**

With white suite comprising panelled bath with shower system over, pedestal hand basin. Ceramic tiled walls & floor. Central heating radiator. Double glazed window to side aspect.



### **SEPARATE WC**

With white low flush WC. Ceramic tiled floor



### **GARAGE**

17'9" x 7'6" (5.43m x 2.29m)

With up & over door, 2 x side windows and a courtesy door to the rear garden. Power & lighting.

### **OUTSIDE**

The property has established gardens to the front and rear. The fore garden has a central lawned area with planted side beds. Double wrought iron gates lead to the block paved driveway to provide off street parking.

The Rear garden is enclosed by timber fencing & walling with block paved and slab patio/seating areas. Raised planter beds. Outside tap. External light. Side security gate.



### **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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	83
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 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.