



2 Cardinal Court Grimsby, North East Lincolnshire DN37 0YE

A modern two bedroom semi detached house situated within the sought after village of Waltham. The accommodation comprises Entrance Lobby, lounge, fitted kitchen. Two Bedrooms - one having a range of fitted wardrobes. Modern fitted bathroom with white suite. Double glazed windows with stylish plantation shutters. Gas central heating system. Generous driveway provides off street parking. Open plan front garden and enclosed West facing block paved rear garden.

£725 Per Calendar Month

- MODERN SEMI DETACHED HOUSE
- LOUNGE WITH OPEN PLAN STAIRS
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE
- GENEROUS DRIVE PROVIDING OFF STREET PARKING
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- WEST FACING REAR GARDEN
- DESIRABLE VILLAGE LOCATION



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE LOBBY AREA

Approached via a double glazed door. Open plan into:

LOUNGE

15'2" x 12'5" (4.63m x 3.79m)

With double glazed decorative leaded window to the front aspect. Feature fireplace with electric fire. Central heating radiator. Open plan spelled balustrade/staircase to first floor. Coving to the ceiling. Wall light points. Grey wood grain laminate flooring.



LOUNGE - ADDITIONAL PHOTO



KITCHEN

12'5" x 5'9" (3.81m x 1.76m)

Fitted with a range of modern wall & base units in a fashionable Sage green coloured finish. Complimentary wood effect work surfacing incorporating the one and a half bowl sink unit. Built in electric oven and gas hob. Gas central heating boiler. Space for refrigerator. Plumbing for automatic washing machine. Central heating radiator. Double glazed decorative leaded window and door to rear.



KITCHEN - ADDITIONAL PHOTO



FIRST FLOOR LANDING

Access to loft space. All rooms directly off as follows:-

BEDROOM 1

11'9" x 9'1" (3.59m x 2.77m)

With double glazed decorative leaded window to the front aspect. Central heating radiator. Built in airing cupboard. Built in wardrobes incorporating overhead bridging units and bedside units.



BEDROOM 2

9'2" x 6'0" (2.80m x 1.85m)

Double glazed decorative leaded window to the rear. Central heating radiator.



BATHROOM

6'1" x 5'6" (1.86m x 1.68m)

Refurbished and Fitted with a newly installed suite in white comprising paneled bath with rainforest shower system over, low flush wc and wall mounted vanity cupboard with circular wash basin. Grey marbling aqua boarding to walls. Wall mounted towel radiator. Double glazed decorative leaded window to rear.



OUTSIDE

The property stands in both front & rear gardens. The fore garden is open plan with lawned area and concrete drive providing off street parking

Double high wooden gates to the side of the property lead to the rear block paved garden which enjoys ad westerly aspect. Timber garden shed

COUNCIL TAX BAND & EPC RATING

Council Tax Band B

EPC D

VIEWING ARRANGEMENTS

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

RENTAL APPLICATION TERMS

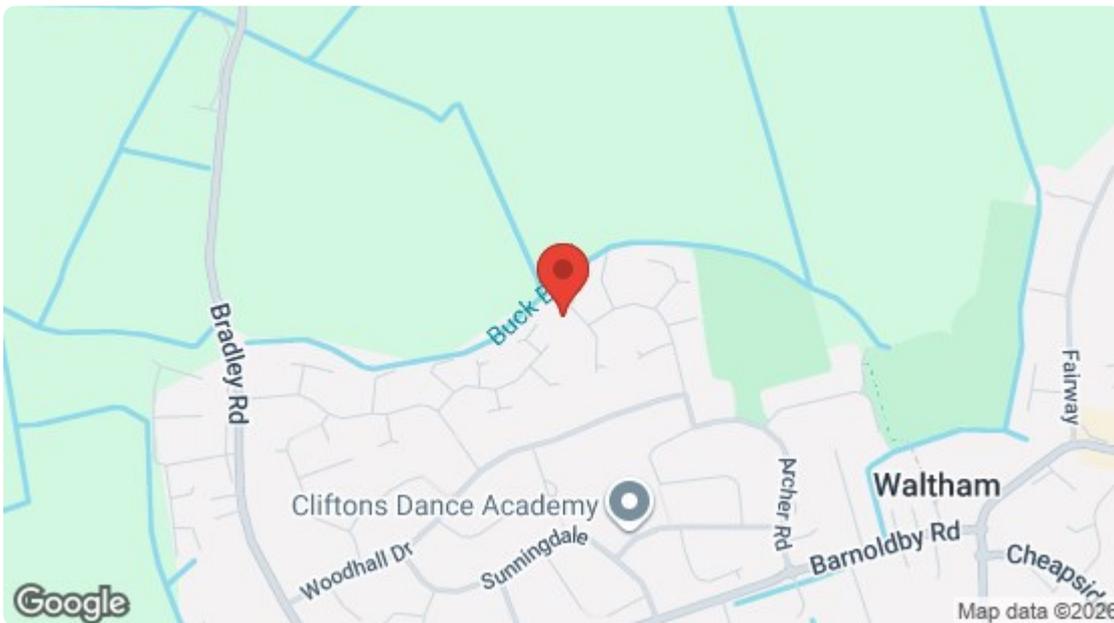
Referencing fees are paid by the landlord, however if an application fails due to false or misleading information then the referencing costs will be charged to the Applicant and deducted from the required holding deposit. Also on signing your tenancy agreement one month's rent in advance and a deposit OF £836.00 is required

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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.