



24 Columbia Road Grimsby, North East Lincolnshire DN32 8EA

A traditional bay fronted mid terrace house with front & rear gardens. Accommodation offers Entrance Hall, Lounge & Dining Room, generous kitchen. First floor landing serves the two double bedrooms and the nursery/store room along with a good size bathroom. Gas Central heating system. Double Glazing. Immediate Availability

- BAY FRONTED MID TERRACE PROPERTY
- FRONT & REAR GARDENS
- THROUGH LOUNG AND DINING ROOM
- GENEROUS FITTED KITCHEN WITH BUILT IN OVEN & HOB
- TWO DOUBLE BEDROOMS PLUS A NURSERY/STORE
- GOOD SIZE FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- IMMEDIATE AVAILABILITY

£650 Per Calendar Month



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.

ENTRANCE HALL

THROUGH LOUNGE & DINING ROOM

LOUNGE

13'2" x 9'8" (4.03m x 2.95m)

With double glazed bay window to the front aspect. Feature polished wood fire surround with inset gas fire. Central heating radiator. Light oak style aminate flooring. Open plan to:-



DINING ROOM

13'0" x 11'2" (3.97m x 3.42m)

With double glazed window to the rear. Door giving access to the stairs to first floor. Feature modern acoustic panelling to walls. Continuation of the light oak style laminate flooring. Central heating radiator. Half glazed door to:-



KITCHEN

20'6" x 8'4"n (6.26m x 2.55n)

Fitted with a range of wall & base units in a modern cream coloured finish with contrasting work surfacing. Space & plumbing for automatic washing machine. Under counter space for fridge/freezer. Built in double oven, gas hob. Ceramic tiling to splash back areas. Built in understair cupboard. Recess lights to the ceiling. Double glazed window to rear with additional double glazed patio doors giving views & access to the garden.



KITCHEN - Additional Photograph



FIRST FLOOR LANDING

With spelled balustrade.

BEDROOM 1

13'1" x 11'1" (3.99m x 3.40m)

With double glazed window to the front, central heating radiator



BEDROOM 2

11'2" x 10'0" (3.42m x 3.05m)

With double glazed window to the rear, central heating radiator



NURSERY/STORE ROOM

4'9" x 3'0" (1.47m x 0.93m)

With double glazed window to rear, central heating radiator.



BATHROOM

11'4" x 8'4" (3.46m x 2.56m)

Having white suite comprising P-shaped bath, low flush WC and pedestal wash basin. Built in cupboard housing the gas central heating boiler. Chrome towel radiator and additional white central heating radiator.



BATHROOM Additional Photograph



OUTSIDE

The property has gardens to the front & rear.



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 £

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

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

Columbia Road, Grimsby, DN32

Approximate Area = 944 sq ft / 87.7 sq m
For identification only - Not to scale



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		
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.