



The Granny Annex Ju Al, Hallgarth Grimsby, Lincolnshire DN36 5TQ

Located within this popular village is this ONE BEDROOM BUNGALOW with rear courtyard style garden and parking area. The accommodation offers entrance hall, lounge, kitchen, double bedroom and shower room. Double glazed windows and electric heating system. Immediate Availability

- LEVEL LIVING BUNGALOW WITH PARKING
- ENTRANCE HALL
- KITCHEN
- LIVING ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- ELECTRIC HEATING SYSTEM (NO GAS)
- DOUBLE GLAZING
- REAR PAVED COURTYARD GARDEN
- IMMEDIATE AVAILABILITY

£525 PCM

58 St Peters Avenue, Cleethorpes, NE Lincs, DN35 8HP Telephone: 01472 200818 Fax: #

www.joywalker.co.uk

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed entrance door and matching side panel. Built in storage cupboard.

KITCHEN

14'5" x 7'10" (4.40 x 2.39)

Fitted with a range of wall and base units in a wood finish with round edge worksurface, stainless steel sink. Gas cooker. Plumbing for a washing machine. Double glazed window. Radiator.



KITCHEN ADDITIONAL PHOTOGRAPH



LOUNGE

14'6" x 11'1" (4.42 x 3.38)

Featuring a living flame effect electric fire with wood surround. Two double glazed windows. Double glazed French doors give access to the rear garden. Two radiators.



LOUNGE ADDITIONAL PHOTOGRAPH



DOUBLE BEDROOM

10'11" x 9'9" (3.33 x 2.97)

Double glazed window to the front. Radiator.



BEDROOM ADDITIONAL PHOTOGRAPH



SHOWER ROOM

6'0" x 5'6" (1.83 x 1.68)

Fitted shower cubicle with electric shower, wash hand basin inset into dedicated vanity unit and low flush w/c. Radiator.



REAR COURTYARD

A paved courtyard style garden with walled boundaries.



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 £600.00 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

Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 40.1 sq. metres (432.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		57
(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		92
(81-91) B		
(69-80) C		70
(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.