



Upper Flat, 18 Wellowgate Grimsby, DN32 0RY

A well presented and generously proportioned two storey apartment situated within easy reach of the town centre, rail and bus services. Viewing is recommended to appreciate this lovely flat which also boasts outside space. The first floor accommodation offers entrance hall, good size living/dining room. Fitted kitchen with the second floor having the two good size bedrooms and a stylish bathroom. Gas central heating system. Double Glazing. Immediate availability.

£550 Per Calendar Month

- TOWN CENTRE LOCATION - TWO STOREY FIRST/2ND FLOOR FLAT
- WELL APPOINTED AND DECEPTIVELY SPACIOUS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FIRST FLOOR ENTRANCE HALL & LANDING
- GENEROUS LIVING/DINING ROOM AND FITTED KITCHEN
- TWO GOOD SIZE BEDROOMS AND GORGEOUS BATHROOM TO 2ND FLOOR
- OUTDOOR SPACE/GARDEN
- IMMEDIATE AVAILABILITY



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

Accessed via a secure front lockable gate leading into the covered passageway and in turn via another lockable gate leading to the rear courtyard/garden and metal staircase to the first floor flat. There is exterior lighting and a double glazed entrance door giving access to:-

ENTRANCE HALL

With grey, wood effect laminate flooring. 4 steps up to the landing area with central heating radiator. Staircase with spindled balustrade to the second floor and 2 x doorways leading to both the Lounge & the Kitchen.

KITCHEN

10'0" x 8'5" (3.07m x 2.58m)

Fitted with a range of modern Beech style wall and base storage units, complimentary work surfacing, inset one and a half bowl sink unit with mixer tap. Built in electric oven, gas hob and chrome extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Ceramic tiled splash backs. A focal point of the kitchen is the ornamental cast iron fireplace set within a chimney breast recess. Double glazed window with plantation shutters to rear.



KITCHEN - additional photograph (ornamental firepl



LIVING/DINING ROOM

17'8" x 13'0" (5.39m x 3.97m)

A generous sized living room with 3 x double glazed pictures windows giving views to the front & rear aspects. A focal point of this room is the ornate wood topped chimney recess having a log arrangement inset (decorative only) and slate hearth. Deep cornice to ceiling. Oak style laminate flooring. Double panelled radiator. Useful Walk-in Coat/storage cupboard.



LIVING/DINING - additional photographs (ornate log



SECOND FLOOR LANDING

Continuance of the spelled balustrade. Double glazed window on the return landing. Both bedrooms and family bathroom are off the landing area.



BEDROOM 1

13'1" x 10'1" (4.0m x 3.08m)

With built in double floor to ceiling wardrobe/storage cupboard. Additional multi-cubed display recesses. Central heating radiator. Double glazed window to front



BEDROOM 2

9'11" x 7'7" (3.04m x 2.32m)

With double glazed window to front aspect. Central heating radiator.



BATHROOM

8'11" max x 8'4" (2.72m max x 2.55m)

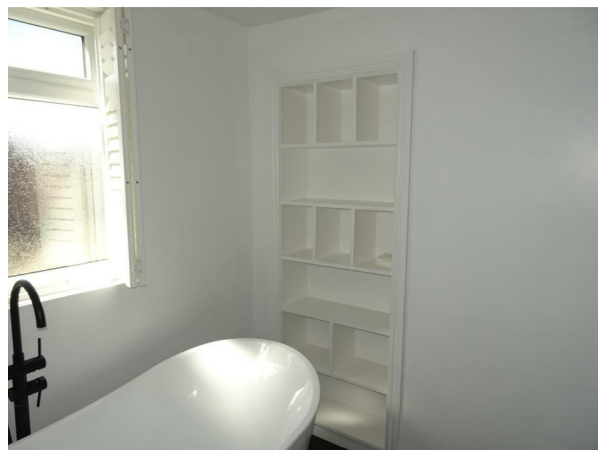
A lovely modern arrangements with white slipper bath having contrasting black freestanding bath fill tap and shower head. Matching slipper style hand basin in white positioned on a floating style wood vanity surround. Enclosed low flush WC. Traditional, cast iron style central heating radiator compliments the theme of the bathroom. Toiletry display shelving to recess. Ceramic tiled floor. Double glazed window with plantation shutters to rear.



BATHROOM - additional photograph



BATHROOM - additional Photograph



OUTSIDE

Enclosed to three sides by wall and timber fencing is the courtyard open space that can be enjoyed by the flat occupants and enjoys a sunny position in the afternoon sun. There is a timber gate within the fence but this is purely for EMERGENCY USE ONLY and cannot be used on a regular basis.

FRONT EXTERNAL IMAGE



COUNCIL TAX BAND

Council Tax Band A

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

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, normally equal to one month's rent is required unless otherwise stated.

Referencing fees: £50 including VAT per person (£41.67 plus £8.33 VAT). . If a guarantor is required then a further fee of £50 including VAT (£41.67 plus £8.33 VAT) is needed and they must complete a separate referencing application form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(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 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.