

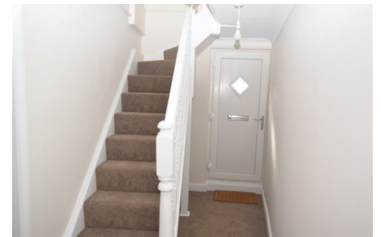


Butterfly Cottage, 2 Barnoldby Road Waltham, Grimsby, North East Lincolnshire DN37 0JP

Nestled in the charming village of Waltham, this delightful refurbished and well presented terraced cottage on Barnoldby Road offers entrance hall, a cosy lounge. The property boasts two well-proportioned bedrooms, The ground floor bathroom is fitted with a new white suite, ensuring a fresh and modern feel. The kitchen, complete with a utility lobby, is functional and modern but retains that cosy cottage feel. A rear enclosed courtyard garden. The property benefits from a gas central heating system and double glazing. Located in a popular village, this home is conveniently situated near local amenities, This cottage offers a wonderful opportunity to embrace village life in a charming setting. Immediate Availability.

£775 Per Calendar Month

- REFURBISHED TERRACED COTTAGE SITUATED IN POPULAR VILLAGE LOCATION
- A WELL PRESENTED AND COSY RETREAT WELL WORTH VIEWING
- WELCOMING ENTRANCE HALL, LIVING ROOM
- KITCHEN WITH REAR UTILITY LOBBY
- GROUND FLOOR BATHROOM WITH NEWLY INSTALLED WHITE SUITE
- TWO GOOD SIZE BEDROOMS WITH WALK IN WARDROBE TO FRONT BEDROOM
- ENCLOSED COURTYARD GARDEN TO REAR
- GAS CENTRAL HEATING SYSTEM WITH COMBI BOILER
- DOUBLE GLAZED WINDOWS & DOORS
- IMMEDIATE AVAILABILITY



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.A double glazed entrance door situated a the front of the property and gives access to:-

ENTRANCE HALL

A welcoming entrance wit spelled staircase to the first floor. Central heating radiator. Directly off is the:-



LIVING ROOM

12'11" (excluding recess) x 10'11" (3.94m (excluding recess) x 3.35m)

With double glazed Georgian style window and additional double glazed picture window to the front elevation. A characterful room with ornate Victorian style decorative fireplace.

Central heating radiator.



KITCHEN

11'1" x 8'11" (3.40m x 2.72m)

Providing a range of modern yet aesthetically pleasing wall & base cupboards in a soft cream coloured finish with complimentary Beech style work surfacing and inset right hand drainer stainless steel sink unit. Built in electric oven, ceramic hob and extractor hood. Space for refrigerator. Ceramic high gloss brick effect tiling to splash back areas. Wall mounted dresser style unit. Wine store recess and ornate Victorian style range. Ceramic tiled floor. Central heating radiator. Double glazed window to rear.



KITCHEN ADDITIONAL PHOTOGRAPH



KITCHEN ADDITIONAL PHOTOGRAPH



REAR UTILITY LOBBY

6'4" x 4'4" (1.94m x 1.34m)

With built in floor-ceiling utility cupboard housing the Ideal gas central heating combination boiler. Beech style work top with plumbing and space for automatic washing machine beneath. Wall mounted double utility cupboard. Continuation of the ceramic tiled floor. Double glazed door giving access to the rear. Directly off is the:-



GROUND FLOOR BATHROOM

7'4" x 4'10" (2.24m x 1.48m)

With newly fitted white suite comprising panelled bath having chrome plumbed in shower system and glass shower screen. Pedestal wash basin and encased low flush WC. White Sparkle effect aqua boarding to walls. Recess lighting to pvc clad ceiling. Central heating radiator. Wood effect vinyl flooring. Electric shaver point. Extractor unit. Double glazed window to rear.



BATHROOM ADDITIONAL PHOTOGRAPH



FIRST FLOOR LANDING

With continuation of the spelled balustrade. Coving to patterned ceiling. Loft access. Double glazed Georgian style window to front aspect.



BEDROOM 1

13'3" x 11'3" (4.05m x 3.44m)

With walk in wardrobe providing lighting, hanging rails & shelving. Ornate Victorian style fireplace. Central heating radiator. Double glazed Georgian style window to front aspect.



BEDROOM 2

12'8" x 8'9" (3.87m x 2.68m)

Double glazed window to rear, central heating radiator.



OUTSIDE

The rear patio garden is enclosed by timber fencing & brick walling. Paved for ease & maintenance. Shared gated pedestrian access. Outside tap. External lights.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

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 of £894.00 is required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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.