



## 5 Farmhouse Mews Grimsby, North East Lincolnshire DN36 4YA

Located in the ever popular village of New Waltham and close to local shops & amenities is this REFURBISHED, NEWLY DECORATED & CARPETED TWO BEDROOM MID LINK HOUSE WITH ALLOCATED PARKING. Accommodation offers Living Room, Dining kitchen, two bedrooms and bathroom to first floor. Open plan fore garden and enclosed rear garden. Gas Central heating system. Double Glazing. Two parking spaces. Immediate availability.

**£700 Per Calendar Month**

- REFURBISHED, REDECORATED & CARPETED MODERN MID LINK HOUSE
- TWO PARKING SPACES, OPEN PLAN FORE GARDEN, ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- LIVING ROOM WITH OPEN PLAN STAIRS
- DINING KITCHEN
- TWO GOOD SIZE BEDROOMS
- MODERN BATHROOM
- IMMEDIATE AVAILABILITY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

A white pvc entrance door gives access to:-

### LIVING ROOM

15'9" x 12'7" (4.80m x 3.84m)

Having a uPVC double glazed window to the front aspect with blinds fitted, coving and ceiling rose to the ceiling, newly fitted carpeted flooring, feature fireplace with white wood surround marble hearth and back and inset gas fire. Newly fitted carpeted stairs with open white spindle balustrade leading to the first floor with decorative panelling to dado height,



### LIVING ROOM



### LIVING ROOM



### DINING KITCHEN

12'7" x 9'0" (3.84m x 2.74m)

Benefitting from a beach shaker style kitchen with a full range of wall and base units with wood effect work surfaces, tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with electric fan assisted oven beneath. Ample space for an automatic washing machine and fridge freezer. Wall mounted boiler in matching unit. Finished with coving to the ceiling, wood effect vinyl flooring, radiator, uPVC double glazed window and door leading to the rear garden. Ample space for a dining table.





## DINING KITCHEN



## DINING KITCHEN



## FIRST FLOOR LANDING

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Having continued panelling to dado height, newly fitted carpeted flooring, white spindle balustrade and radiator fitted.



## BEDROOM ONE

12'7" x 9'2" (3.84m x 2.79m)

The the rear of the property with coving to the ceiling, wood effect laminate flooring, radiator and uPVC double glazed window with blinds fitted.



## BEDROOM TWO

12'7" x 9'8" max (3.84m x 2.95m max)

The second double bedroom is to the front of the property with a uPVC double glazed window having blinds fitted, coving and loft access to the ceiling, wood effect laminate flooring, radiator, built in wardrobe and airing cupboard.



## BATHROOM

6'3" x 5'5" (1.91m x 1.65m)

The newly fitted white bathroom suite comprises of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Having full tiling to the walls with wood effect vinyl flooring, heated towel rail, shaver point and extractor fan.



## OUTSIDE

### THE GARDENS

### THE GARDENS

The property stands within an open plan cul de sac and has a lawn garden, single borders with red brick paved driveway providing off road parking and a further parking space opposite. The enclosed rear garden has fenced boundaries with a rear wooden access gate, the garden is of low maintenance with a paved patio and feature shingle areas.



## THE GARDENS



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

### 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 £800 is required.

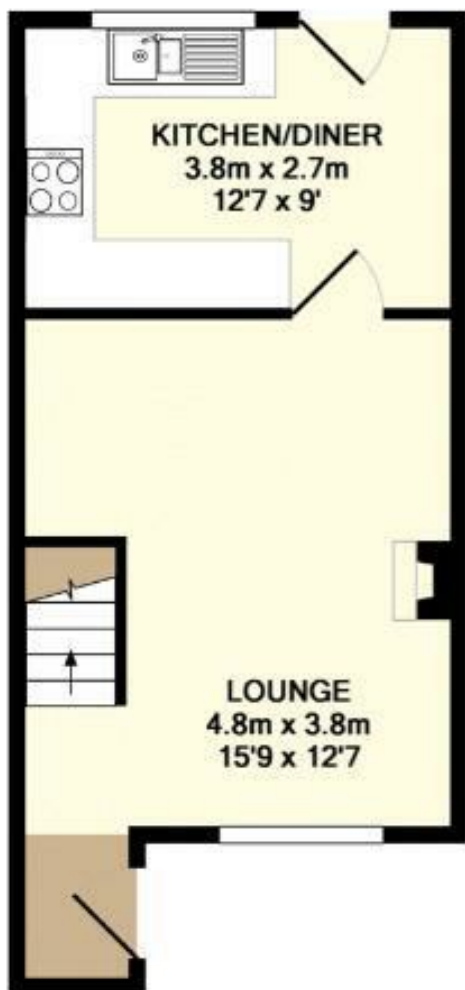
### CLIENT MONEY PROTECTION

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

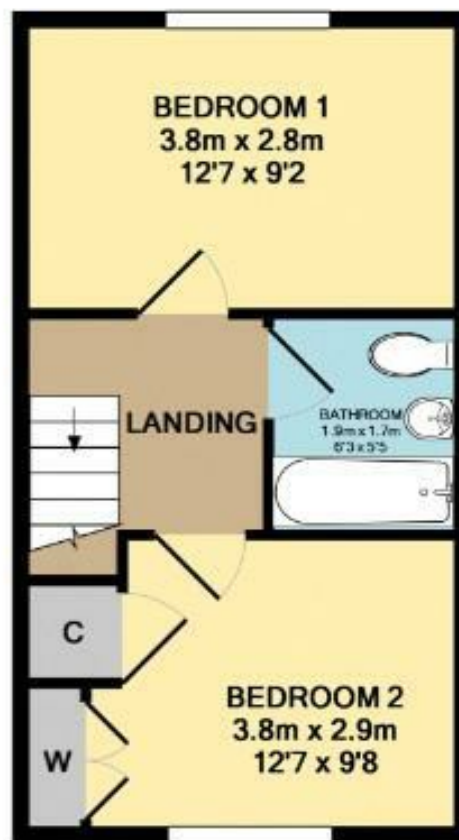
### VIEWING ARRANGEMENTS

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 29.1 SQ.M.  
(313 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 27.7 SQ.M.  
(298 SQ.FT.)

TOTAL APPROX. FLOOR AREA 56.7 SQ.M. (611 SQ.FT.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.