



102 Springbank Grimsby, North East Lincolnshire DN34 4DB

We are delighted to offer FOR RENT this THREE BEDROOM MID TERRACE PROPERTY situated just off Yarborough Road, close to all local amenities, good bus routes, Grimsby Leisure Centre and fantastic links to the Humber Bank. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, Hallway, kitchen diner, utility room, lounge and to the first floor three bedrooms and modern family bathroom. Having a low maintenance walled front garden and an enclosed rear garden with decked patio area. IMMEDIATE AVAILABILITY

£625 Per Calendar Month

- IMMEDIATE AVAILABILITY ON THIS RENTAL PROPERTY
- MID TERRACE PROPERTY
- MODERN KITCHEN DINER
- UTILITY ROOM
- LOUNGE
- THREE BEDROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE

Accessed via a half glazed uPVC door into the porch area having newly fitted carpeted flooring.

HALLWAY

Continuing from the porch area with matching newly fitted carpeted flooring leading up to the first floor.



LOUNGE

13'11" x 12'2" (4.25 x 3.73)

The lounge is to the front of the property with a uPVC double glazed bay window, coving to the ceiling, newly fitted carpeted flooring, radiator and feature ornate fire surround with marble hearth and back.



LOUNGE



KITCHEN DINER

11'10" x 10'9" (3.63 x 3.29)

The modern kitchen benefits from a range of light grey fronted wall and base unit with contrasting wood effect work surfaces and modern tiled splashbacks incorporating a gas hob with electric fan assisted oven beneath and stainless steel chimney style extractor hood above. Large storage cupboard housing the wall mounted boiler and further pantry cupboard. Finished with newly fitted wood effect laminate flooring, modern wall panelling to dado height, radiator and uPVC double glazed French doors leading to the garden. Door leading to the utility room.



KITCHEN DINER



KITCHEN DINER



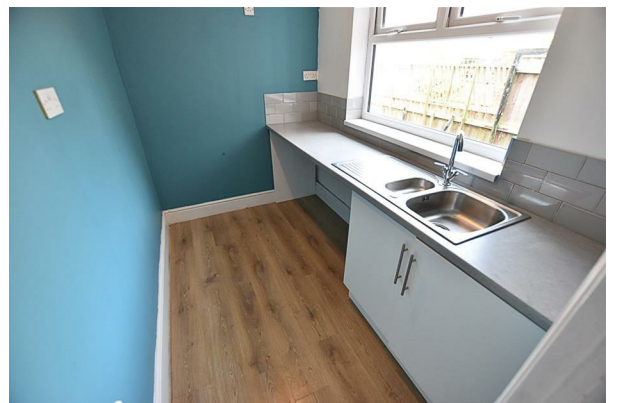
KITCHEN DINER



UTILITY ROOM

8'10" x 5'10" (2.70 x 1.78)

The utility room benefits from white units with contrasting newly fitted work surface with tiled splashbacks incorporating a new stainless steel sink and drainer, with ample space for all under counter appliances. Finished with a uPVC double glazed window to the side aspect, radiator and wood effect vinyl flooring.



FIRST FLOOR

FIRST FLOOR LANDING

The landing has continued newly fitted carpeted flooring, and enclosed banister.



BEDROOM ONE

13'1" x 9'5" (3.99 x 2.88)

The first double bedroom has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring and radiator.



BEDROOM TWO

10'0" x 9'4" (3.06 x 2.85)

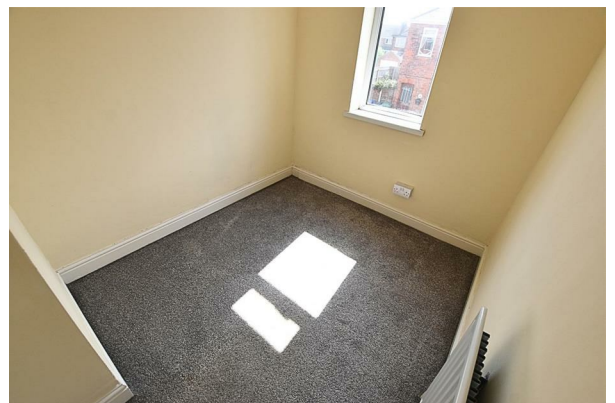
The second double bedroom is to the rear of the property with a uPVC double glazed window, newly fitted carpeted flooring, radiator and built in storage cupboard.



BEDROOM THREE

8'1" x 6'5" (2.47 x 1.96)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BATHROOM

6'6" x 5'4" (2.00 x 1.65)

The modern newly fitted bathroom benefits from a white three piece suite comprising of; Bath with dual headed shower over, one of which is rainfall, glazed screen, vanity hand wash basin with handy storage cupboard beneath and low flush wc. Finished with Aqua panelled walls, vinyl flooring, extractor fan, heated towel rail and uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property has walled boundaries to the front with a wrought iron entrance gate which leads to the low maintenance front garden. The enclosed rear garden is presently being re-landscaped by the current vendor to include a decked patio, paved pathway and shingle area with fenced boundaries and a wooden rear access gate leading to the secure passageway.

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 £721.00 is required

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

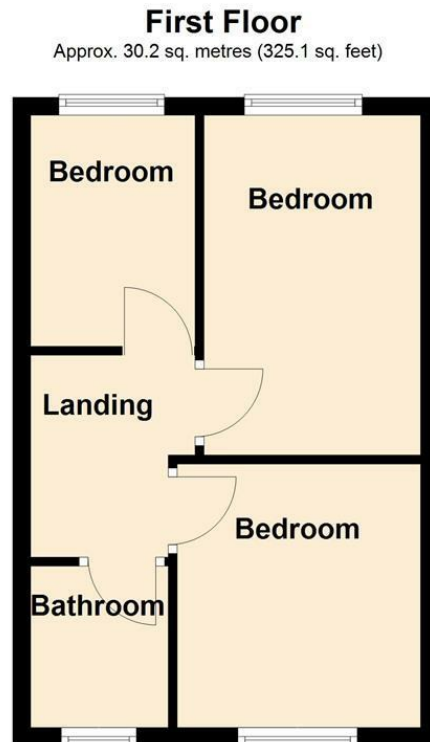
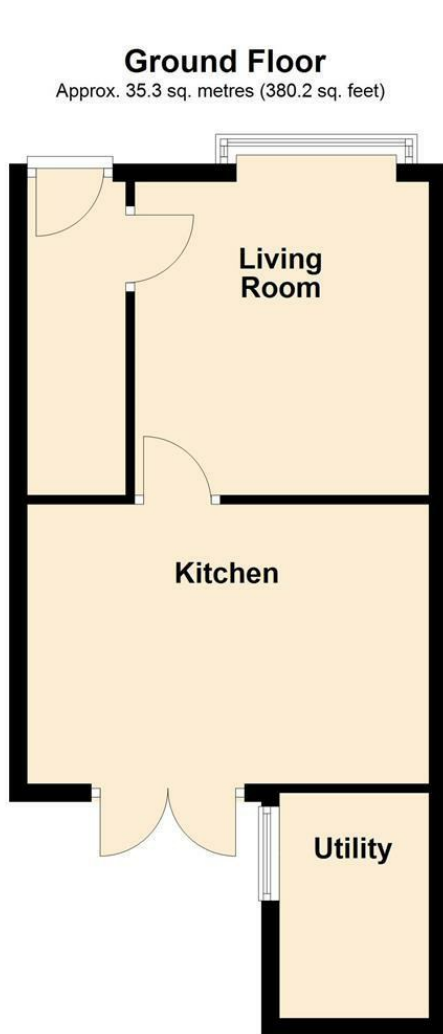
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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



Total area: approx. 65.5 sq. metres (705.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
(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.