

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers Est 1924



10 Woodgarr Avenue, Keadby, DN17 3BZ

- 3 bed semi-detached House • PVCu double glazing • Electric radiator heating •
- Driveway parking and Garage • Enclosed rear Garden •

Accommodation (room sizes approx only)

Ground Floor

ENTRANCE HALL with electric radiator.

CLOAKROOM with wc.

LOUNGE (6.30m x 3.80m) with two electric radiators.

KITCHEN (3.60m x 3.30m) modern base and wall cabinets, integrated oven and hob, stainless steel sink and built in cupboard. Side external door.

First Floor

LANDING with airing cupboard.

BEDROOM 1 (3.80m x 3.50m) electric radiator and built in wardrobe.

BEDROOM 2 (3.60m x 3.10m) electric radiator and built in wardrobe.

BEDROOM 3 (3.80m x 2.60m) electric radiator and built in wardrobe.

BATHROOM (2.60m x 1.70m) fully tiled, bath with shower over, wc and wash basin.

OUTSIDE

Front garden with on-site parking.

Detached brick garage.

Good sized rear garden.

SERVICES (not tested)

Mains water, electricity and drainage.

Central heating to radiators.

TERMS

The property is available to let (unfurnished) under the terms of an Assured Shorthold Tenancy for a minimum period of 6 months subject to contract.

BOND

£805

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

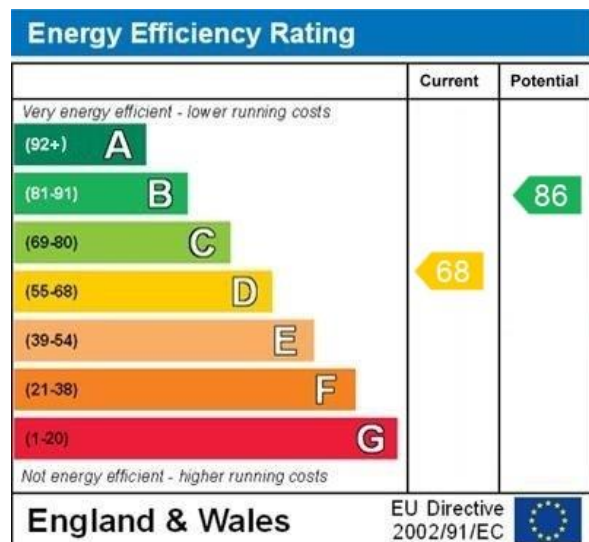
Band 'A' (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684



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Near Doncaster,
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