



Apartment 3, Fryston House, Bargate, Grimsby, DN34 5BB

**TO LET - £850pcm (Deposit £980)**

**CanTERS**

Chartered Surveyors

A superb **TWO-BEDROOMED GROUND FLOOR APARTMENT** forming part of the iconic Fryston House; a converted Victorian villa constructed in 1889 and found within the Wellow Conservation Area. The property was subject to a major and sympathetic scheme of refurbishment in 2020 and is situated within managed and landscaped grounds in this popular and much sought after location.

Accessed from a communal lobby and hallway the accommodation within the apartment comprises; Hallway, Dining Lounge, Kitchen, Utility Room, Two Bedrooms and Bathroom together with a private Courtyard and three useful Stores. There are many notable features including allocated and guest parking, Gas Central Heating, Upvc Double Glazed Windows, audio/video door entry system, oak veneered doors and extensive downlights.

Fryston House is conveniently positioned for local amenities and facilities including the town centre, Millfield's Hotel, Peoples Park, railway station, a regular bus service, Grimsby Institute and Diana Princess of Wales Hospital.

**Entrance/Lobby** Access via an intercom system with original door having stained and leaded glazing with matching side and top lights.

**Communal Hallway** With part panelled walls and spindled staircase leading to the upper floors.

### Apartment 3

**Hallway** Having oak veneered entrance door, downlights and video door entry system.

**Dining Lounge** 5.27m into recess x 4.86m With dual aspect windows, downlights, wall lights and a doorway providing access to the kitchen. A Upvc double glazed door opens out into the courtyard.

**Kitchen** Comprehensively fitted with a modern range of grey wall cupboards and base units with contrasting worktops with matching upstands and incorporating a single drainer sink unit with pull out mixer kitchen tap. Appliances include a built in oven, microwave, four ring induction hob with extractor over together with an integrated fridge/freezer and dishwasher, complimented by under cabinet lighting, downlights and a window to the side aspect. The tiled floor continues through into the utility room.

**Utility Room** 3.21m x 2.87m Fitted with identical units to the kitchen and having a stainless-steel sink unit with mixer tap over, a built in combined washer dryer and a window to the side aspect with a doorway providing access to the courtyard.

**Bedroom 1** 3.50m x 3.11m With two windows to the side aspect.

**Bedroom 2** 2.88m x 2.39m With two windows to the side aspect.

**Bathroom** Fitted with a modern white suite comprising; panelled bath with glass shower screen and rain and hand shower combination, vanity style wash hand basin with mixer tap and two drawers with a slimline mirrored vanity cabinet over, low flush WC and wall mounted heated towel rail in chrome, tiling to the walls and downlights.

**Courtyard** Accessed from both the dining lounge and utility room and having three separate stores off and a doorway leading out to the grounds.

**Outside** Fryston House stands back from the road with grounds which are laid partly to lawn with an extensive block paved driveway and both an allocated space and guest parking.

**Tenancy Details** Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy Agreement (AST) for a minimum term of 6 months, paying £850 per calendar month. A deposit of £980 will be paid and held in a Deposit Protection Scheme (DPS).

**Council Tax Band:** 'C'

**NB: This can be reviewed by the Local Authority.**

**EPC Rating:** 'C'

### FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact [enquiries@canters.co.uk](mailto:enquiries@canters.co.uk) 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 26/01/2023

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**ADDITIONAL PHOTOS & PLANS**



Communal Hallway



Communal Hallway



Dining Lounge



Dining Lounge



Kitchen



Utility

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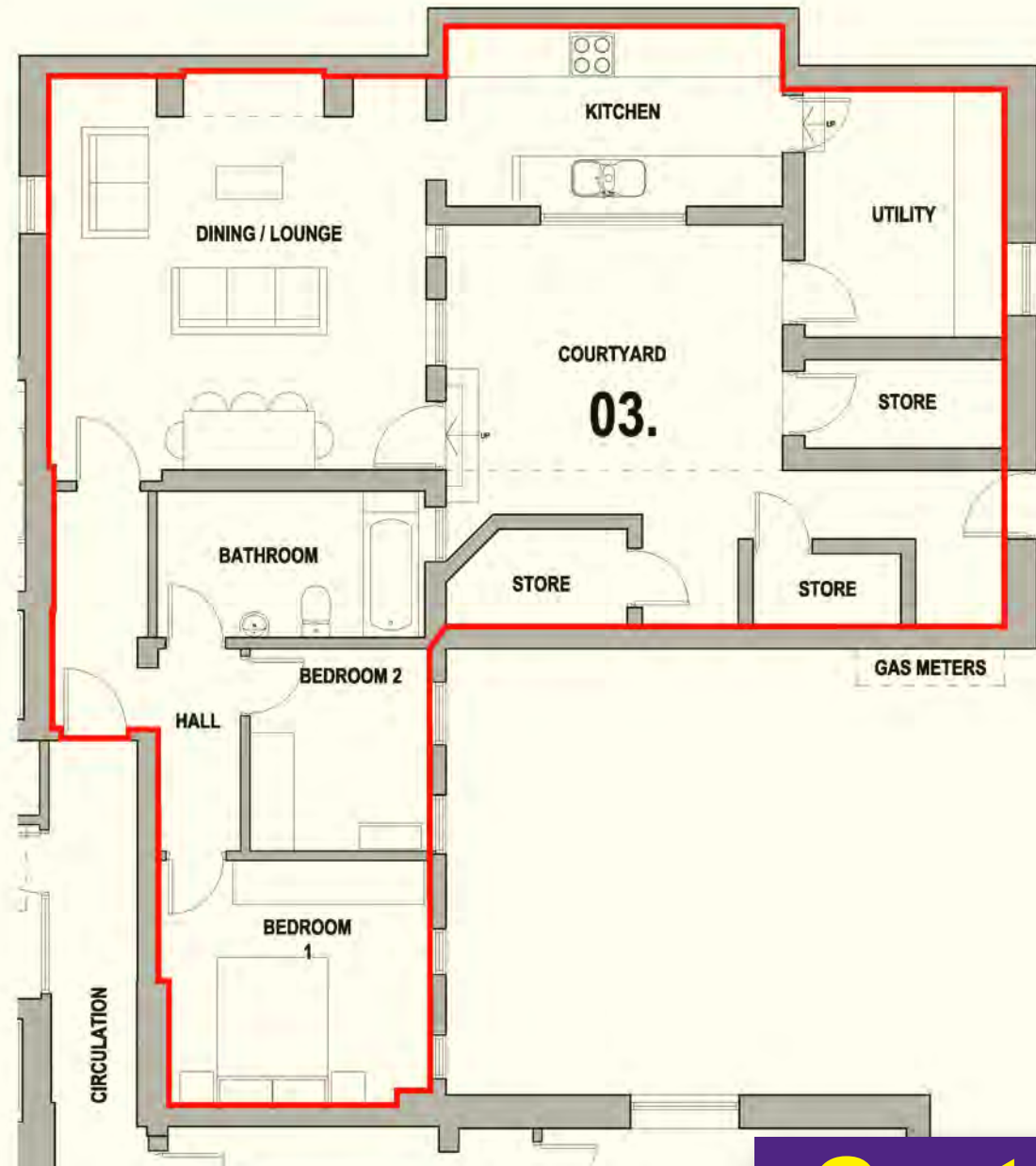
**ADDITIONAL PHOTOS & PLANS**



Bedroom 1



Bathroom



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