



Apartment 1, Fryston House, Bargate, Grimsby, DN34 5BB

**TO LET - £800pcm (Deposit £920)**

**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, Living Kitchen, Two Bedrooms and Shower Room. There are many notable features including allocated and guest parking, Gas Central Heating, Double Glazed Windows, audio/video door entry system, oak veneered doors and 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 1

#### Hallway

Having oak veneered entrance door, part panelled walls, downlights and video door entry system.

#### Living Kitchen

4.82m x 4.72. This living space comprises a feature fireplace with tiled hearth and brass surround, part panelled walls and includes a fitted kitchen with a modern range of grey wall cupboards and base units with contrasting worktops with matching upstands incorporating a single drainer sink unit with mixer kitchen tap. Appliances include a built in oven, microwave, four ring induction hob with extractor over together with an integrated fridge and freezer, washer/dryer, dishwasher, complimented by under cabinet lighting and dual aspect windows. Timber flooring.

#### Bedroom 1

4.20m max x 2.69m. With window to rear aspect.

#### Bedroom 2

3.25m x 2.77m. With window to side aspect.

#### Shower Room

Fitted with a modern suite comprising; walk in shower with rain head and separate hand held shower attachment, vanity style wash hand basin with mixer tap and a mirrored vanity cabinet over, low flush WC and wall mounted heated towel rail in chrome, tiling to the walls and downlights.

#### 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 £800 per calendar month. A deposit of £920 will be paid and held in a Deposit Protection Scheme (DPS).

**Council Tax Band:** 'B'

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

**EPC Rating:** C (75)

#### 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: 09/03/2023

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**ADDITIONAL PHOTOS & PLANS**



Communal Hallway



Communal Hallway



Living Kitchen



Living Kitchen



Living Kitchen



Bedroom 1

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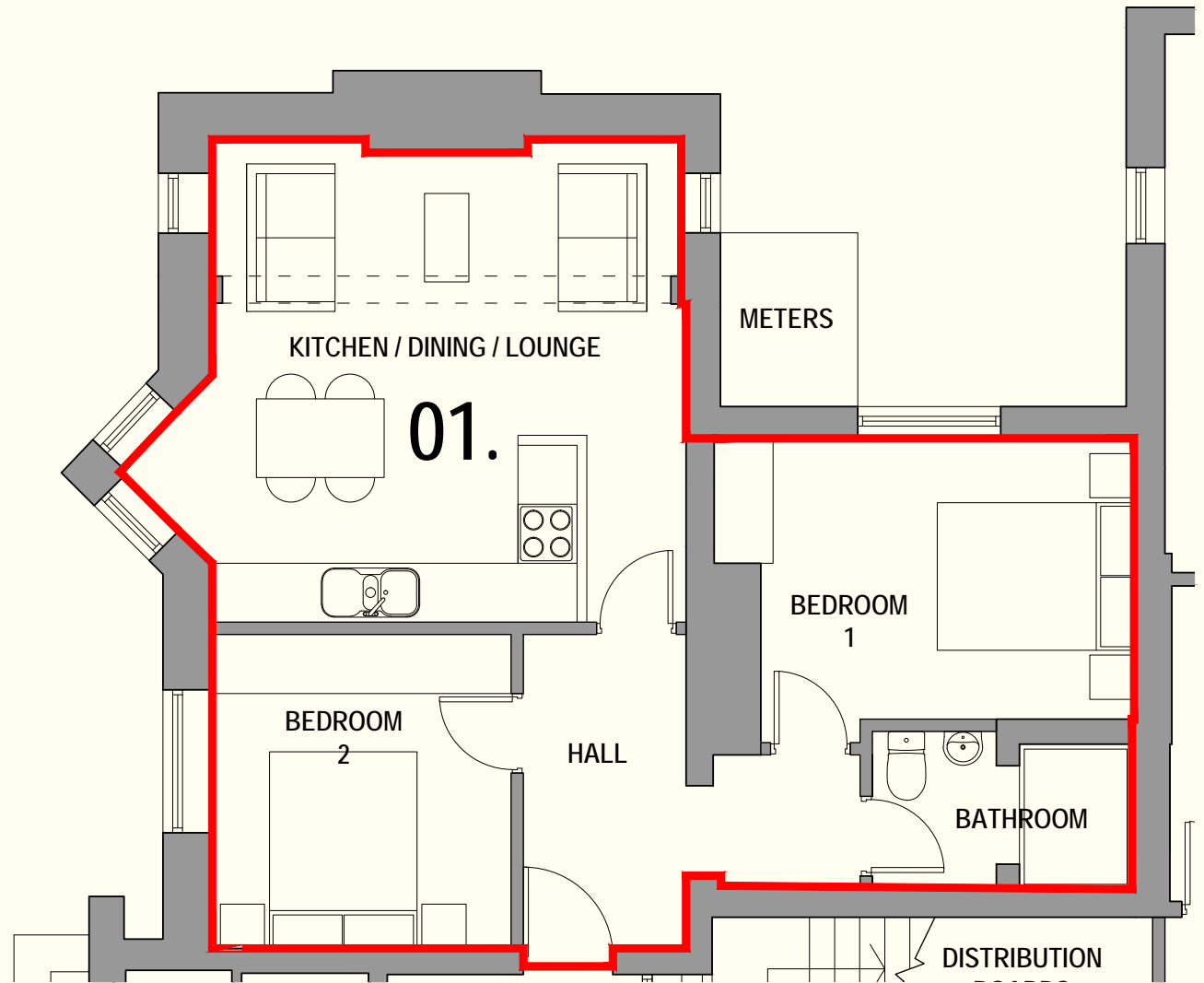
**ADDITIONAL PHOTOS & PLANS**



Bedroom 2



Shower Room



APARTMENT 01 - PROPOSED FLOOR PLAN  
1:50 @ A3

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