



Bargate, Grimsby, DN34 4SN

RENT - £750pcm (Deposit - £860)

CanTERS

Chartered Surveyors

Situated within an imposing double-bay-fronted semi-detached period property, this spacious two-bedroom converted apartment offers characterful living with modern comforts. Well-presented throughout, the home retains many original features and benefits from gas-fired central heating, garage and separate parking space.

The accommodation briefly comprises: Entrance Porch with coats cupboard, welcoming Hallway, Sitting Room, modern Kitchen Diner, Two Bedrooms, Bathroom, Separate WC, and useful understairs storage. Outside, the property enjoys an allocated parking space. Located within the Wellow Conservation Area, the apartment is ideally placed for Grimsby town centre, Millfields Hotel, Peoples Park, and Grimsby University.

Accommodation

Hallway	A welcoming space featuring decorative coving and wall lights.
Sitting Room	5.09m max x 5.01m max. A generously proportioned front-facing reception room with walk-in bay window overlooking the garden. Includes a feature fireplace with wooden surround, inset mirror, marble hearth and back, plus pendant and wall lighting.
Kitchen Diner	5.23m x 2.58m. Fitted with a stylish range of high-gloss units with wood-effect worktops and matching upstands. Inset drainer sink with mixer tap. Appliances include: built-in gas hob with stainless steel extractor, oven, microwave, fridge, freezer, and integrated washer/dryer. Wall-mounted central heating boiler.
Bedroom 1	4.53m x 3.13m. Spacious double bedroom with sash bay window to the front aspect.
Bedroom 2	3.94m x 2.26m. Second bedroom with rear aspect window.
Bathroom	White suite comprising panelled bath with glass screen and shower over, pedestal wash hand basin, and low flush WC. Fully tiled walls.
Separate WC	Low flush WC and wash hand basin with part tiled walls.
Understairs Storage	2.27m x 2.22m. Useful storage area with restricted head height and rear-facing window.
Outside	The property benefits from a garage with folding timber doors (5.36m (max) x 3.7m (max)), separate storage area (4.3m x 4.63m). Allocated parking space accessed via a gravel driveway to the rear.
Tenancy Information	Rent: £750 pcm Deposit: £860 (held in a government-approved Deposit Protection Scheme) Tenure: Unfurnished, available on an Assured Shorthold Tenancy Agreement (AST) for a minimum term of 6 months. Council Tax Band: B (subject to review by the Local Authority) EPC Rating: C

Further Information & Viewings
Viewing strictly by appointment only - 01472 356143 - enquiries@canters.co.uk

Disclaimer: Floor plan is for illustrative purposes only, not to scale, and should not be relied upon for accuracy. Copyright remains with Canters.

PLEASE NOTE ONLY PART OF THIS PROPERTY IS AVAILABLE TO RENT.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 29/07/2025

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Kitchen Diner



Kitchen Diner



Bedroom 1



Bedroom 2



Understairs Storage

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ADDITIONAL PHOTOS & PLANS



Separate WC



Bathroom



Garage



Garage

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