



First Floor Flat, Abbey Drive East, Grimsby, DN32 0HD

**TO LET - £550 PCM (Deposit £630)**

**CanTERS**

Chartered Surveyors



**PLEASE NOTE ONLY PART OF THIS PROPERTY IS AVAILABLE.**

A TWO BEDROOM FIRST FLOOR FLAT, found within this established and highly desirable residential area. The property is not far from the town centre with its variety of amenities and facilities including the railway/bus stations, Wheatsheaf public house, Millfield's Hotel, Grimsby Institute and Peoples Park. The accommodation which benefits from a Gas Fired Central Heating System, comprising; Sitting Room, Inner Hallway, two Bedrooms, Kitchen and Bathroom together with use of the rear garden.

Communal Hallway With stairs leading to the first floor split level landing with storage cupboard.

**Sitting Room** 5.25m x 4.08m. Having feature walk in bay window to the front aspect.

**Bedroom 1** 3.08m x 3.42. With window to rear aspect.

**Bedroom 2** 2.84m x 2.37m. With window to side aspect.

**Bathroom** With modern suite comprising bath with glass screen power shower over vanity style wash hand basin with mixer tap and low flush WC. Part tiled walls.

**Kitchen** 3.04m x 2.6m. Fitted with a range of fitted wall cupboards and base units with contrasting worktops incorporating a stainless steel drainer sink unit with mixer tap over. Stainless steel oven, four ring gas hob with chimney style extractor over. Space for a washing machine and a tiled splashback. A window overlooks the rear garden and a Upvc part double glazed door leads out to an external staircase and to the enclosed rear garden.

**Outside** Access to the flat is over a forecourt. The rear garden has brick and fenced boundaries and a gate to the rear.

**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 £550 per calendar month. A deposit of £630 will be paid and held in a Deposit Protection Scheme (DPS).

**Council Tax Band:** 'A' NB: This can be reviewed by the Local Authority.

**EPC Rating:** 'D'

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, enquiries@canters.co.uk 01472 356143.

**Property Management and Lettings**

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

## ADDITIONAL PHOTOS & PLANS



Sitting Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear Garden

**CanTERS**  
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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/12/2025

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