



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Stanley Street

Grimsby
DN32 7LL

Monthly Rental Of £600
Deposit of £692

We are pleased to offer to Let this delightful three bedroom mid terraced house found within this established residential area. Fully refurbished to a very high standard throughout, the property benefits from gas central heating and uPVC double glazing and briefly comprises lounge, sitting/dining room, new modern kitchen with integrated oven and hob, lobby and modern ground floor bathroom. To the first floor there is the landing and three bedrooms. There are low maintenance gardens to the front and rear. Internal viewing is highly advised to fully appreciate the quality of the property refurbishment.

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Lounge

10' 4" x 12' 8" (3.1610m x 3.8568m)

With entrance door and uPVC double glazed window to the front elevation. Coving and rose to the ceiling. Picture rail to the walls. Laminate wood flooring. Gas central heating radiator. Wall mounted gas fire.

Sitting/Dining Room

11' 4" x 12' 8" (3.4588m x 3.858m)

The second reception room has a uPVC window to the rear elevation. Gas central heating radiator. Laminate wood flooring. Wall mounted gas fire with surround. Understairs storage cupboard. Door to staircase to the first floor.

Kitchen

12' 2" x 6' 11" (3.7137m x 2.1080m)

With uPVC double glazed window to the side elevation, the kitchen offers a range of fitted wall and base with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point. Plumbing for an automatic washing machine. Logic gas boiler. Gas central heating radiator.

Lobby

3' 1" x 7' 5" (0.9368m x 2.256m)

Entry door to the side elevation. Door through to the bathroom.

Bathroom

6' 11" x 6' 1" (2.1011m x 1.8609m)

Equipped with a pedestal wash hand basin, panelled bath and w.c. Splashback tiling. Gas central heating radiator. uPVC double glazed window to the side elevation.

First Floor Landing

Access to the three bedrooms.

Bedroom One

10' 6" x 12' 8" (3.1893m x 3.8719m)

The master bedroom has a uPVC double glazed window to the front elevation. Gas central heating radiator. Storage cupboard over the stairwell.

Bedroom Two

11' 5" x 9' 7" (3.4871m x 2.9326m)

Bedroom two offers a uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Three

12' 2" x 7' 0" (3.7042m x 2.1286m)

The third and final bedroom has a uPVC double glazed window to the rear elevation. Gas central heating radiator.

Outside

Offering low maintenance front and rear gardens with the rear garden enjoying a sunny aspect enjoying the afternoon and evening sun. The rear garden has wall and fenced boundaries with rear gated access and lawned area.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

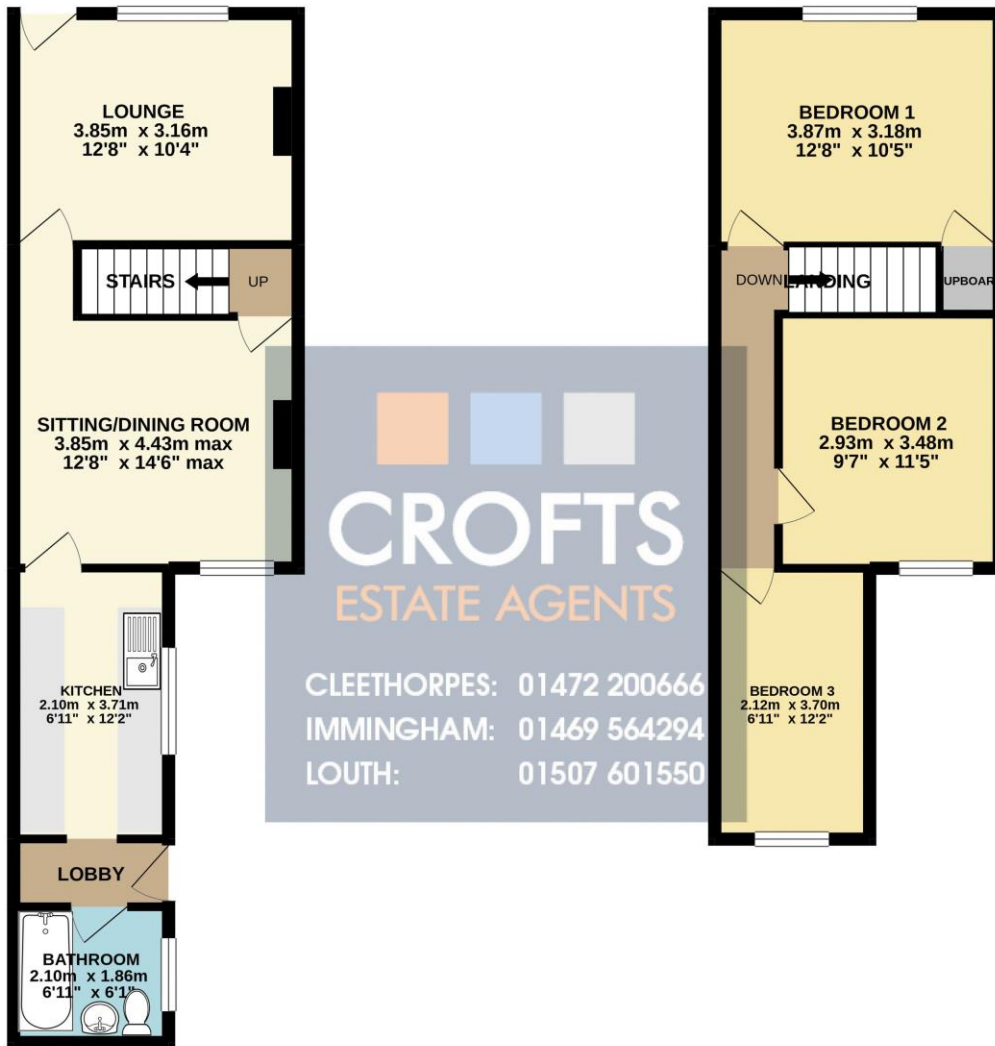
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



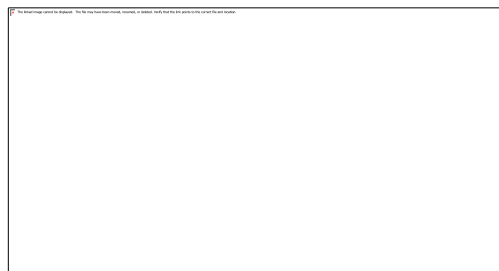
GROUND FLOOR
42.5 sq.m. (457 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 79.5 sq.m. (856 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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