



- Mid Terraced House
- Fully Furnished
- Spacious Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Enclosed Garden
- EPC Band C
- Council Tax Band A

Lister Street, Grimsby, DN31 2JW,
Monthly Rental Of £600



FULLY FURNISHED Mid terraced house situated in this popular location local close to shopping facilities and less than one mile from the town centre. The accommodation comprises 2 bedrooms and family bathroom to the first floor, whilst downstairs boasts a spacious lounge, kitchen/diner, utility and WC. Pleasant gardens to the rear. Holding fee - £138, deposit - £692.



Porch

Having uPVC double glazed door to the front elevation and laminated flooring.

Lounge

15' 5" max x 13' 5" max (4.70m x 4.09m)

Having uPVC double glazed window to the front elevation, fitted blinds, radiator, sofa, gas fire, laminated flooring, TV and stand and cabinets.

Hall

Having stairs leading to the first floor.

Kitchen/Diner

15' 0" max x 13' 5" max (4.57m x 4.09m)

With uPVC double glazed door to the rear elevation, uPVC double glazed window to the rear elevation, radiator, wall and base units, Fridge Freezer, dining room table and chairs, integral oven, electric hob and extractor fan, microwave, sink, tiled splash backs and tiled flooring.

Utility room

2' 11" x 4' 9" (0.89m x 1.45m)

With bas units, tiled flooring and washing machine.

WC

2' 8" x 4' 9" (0.81m x 1.45m)

Having tiled floors and walls and low level WC.

First Floor Landing

Master Bedroom

15' 4" x 13' 5" (4.67m x 4.09m)

Having uPVC double glazed windows to the front elevation, carpeted flooring, double bed, dressing table, bedside tables, wardrobe and radiator.



Hallway

Small built in cupboard, carpeted flooring and access to bedroom 2 and family bathroom.

Bedroom 2

7' 11" x 10' 2" (2.41m x 3.10m)

Having uPVC double glazed window to the rear elevation, single bed, wardrobes, bedside tables, radiator and carpeted.

Bathroom

4' 11" x 6' 0" (1.50m x 1.83m)

Having uPVC double glazed window to the rear elevation, pedestal wash hand basin, low level WC, panelled bath, shower attachment, radiator, tiled walls and lino.

Garden

To the rear is mainly laid to lawn with patio area. To the front is paved.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) 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.
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE