

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



42b High Street, Epworth, DN9 1EP

• Superior and newly built duplex studio apartment in central Epworth • Combined Kitchen, Dining and Living Room • Ground floor Cloakroom • Mezzanine Bedroom with Luxury Bathroom • Courtyard Garden • Private off-street parking • Premium quality fittings throughout • Gas central heating (mainly underfloor) •



TO LET £900 PCM



ACCOMMODATION (room sizes approx. only)

Ground Floor

Open Porch with exterior lighting and mail box.

CLOAKROOM with cabinet wash basin and wc. Tile flooring.

COMBINED KITCHEN/DINER/LIVING ROOM (9.48m max length x 5.52m max width and 3.25 min width) Stylish grey units including oven, 4 ring hob, storage cabinets and stainless steel sink. Built in utility cupboard with plumbing for washer and dryer. Space for fridge/freezer. Further built in cloaks, tiled flooring throughout, bifold door to courtyard garden and spiral staircase off.

First Floor

BEDROOM (5.20m x 4.30m) with radiator and laminate flooring.

SHOWER ROOM (2.83m x 1.76m) fully tiled to walls and floor and including walk-in 'in and out' shower, wc and wash basin. Towel radiator.

OUTSIDE

Gated private driveway leading to a dedicated car parking area (for several cars) adjoining the enclosed courtyard garden.

COUNCIL TAX

Not assessed.

LOCAL AUTHORITY

North Lincolnshire Council

TERMS:

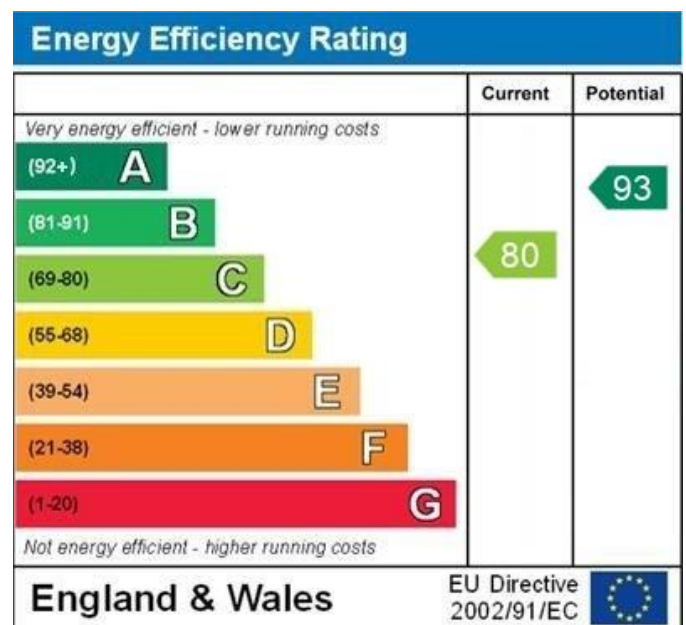
- To let under the terms of an Assured Shorthold Tenancy for a minimum period of 6 months, subject to contract and credit checks etc.

Bond £1035

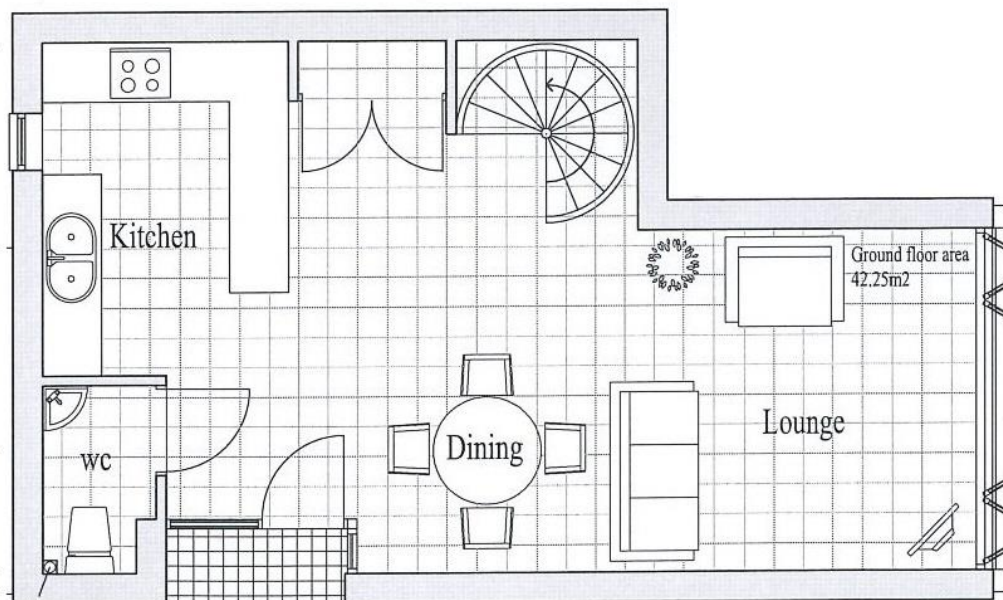
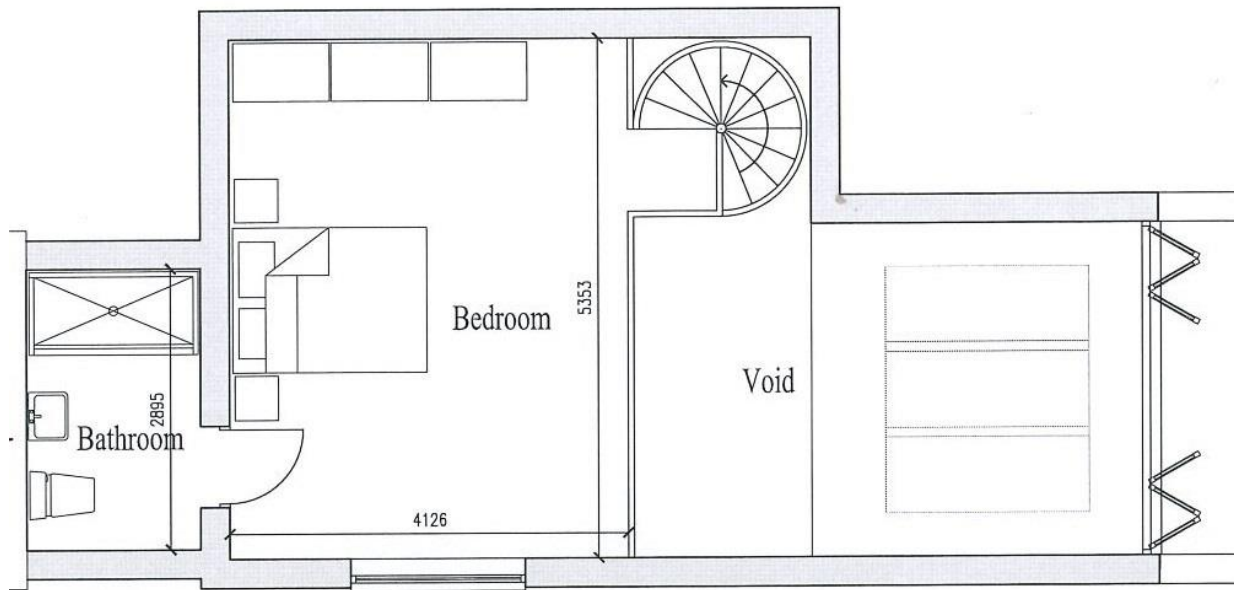
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS For illustration purposes only.







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Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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