

**Anderson Street, Grimsby, DN31 2LY**

**£575 Per Month**

**Council Tax Band:**



Available to let is this well-presented two-bedroom mid-terrace property, conveniently situated on Anderson Street, Grimsby (DN31 2LY). Offered on an unfurnished basis, this property provides comfortable accommodation and is ideally suited to professionals, couples, or small families seeking a long-term home.

The ground floor features a welcoming living room, a separate dining room, a fitted kitchen, and a downstairs family bathroom, providing practical and versatile living space. To the first floor are two well-proportioned bedrooms.

Externally, the property benefits from a private rear garden, while on-street parking is available to the front.

The property further benefits from gas central heating, mains utilities, and falls within Council Tax Band A.

Key Features:



Mayfair Estate Agents Powered by Open House



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 43                      |           |
| England & Wales                             | EU Directive 2002/91/EC |           |