



STEVENS PROPERTY  
MANAGEMENT



## Tetney Lock Road, Tetney, Grimsby

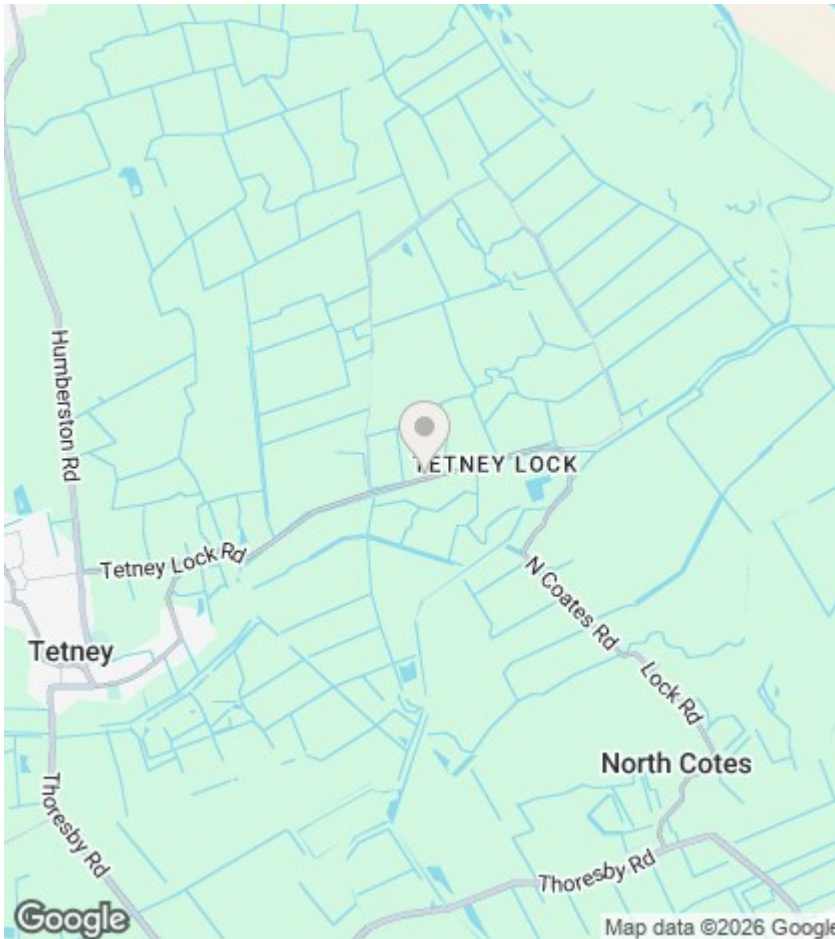
RENT £850 Per Calendar Month DEPOSIT £980

COUNCIL TAX BAND A EPC 0

- Semi detached rural house
- 1 Reception room with log burner
- Family bathroom
- Parking available
- Large open plan kitchen/diner
- 3 bedrooms renovated neutrally with character
- Large rear garden
- Oil central heating, council tax band A

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We welcome you to a rural semi detached house situated near the village of Tetney. The property offers you a LARGE kitchen diner, living room with a LOG BURNER, 3 bedrooms all renovated neutrally with character and a family bathroom. The property has amazing views and a large rear garden. Parking is available. This property is oil central heating, council tax band A and EPC TBC

## General information:

**Holding Fee** - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

**More Property Information** - If you would like any further specific information relating to this property please do not hesitate to email directly.

**Pets Clause** - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

**Tenancy Length** - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

**Tenant Protection** - Tenant protection  
Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

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