



8 Arthur Street Grimsby, North East Lincolnshire DN31 2HS

IMMEDIATE AVAILABILITY - TO RENT, A WELL PRESENTED TWO BEDROOM TERRACE PROPERTY SITUATED CLOSE TO THE TOWN CENTRE WITH ACCOMMODATION OFFERING:- GOOD SIZE LOUNGE, FITTED KITCHEN, BATHROOM & TWO DOUBLE BEDROOMS. ENCLOSED REAR GARDEN. GAS CENTRAL HEATING SYSTEM. DOUBLE GLAZED. VIEWING RECOMMENDED.

£575 Per Calendar Month

- IMMEDIATE AVAILABILITY ON THIS RENTAL PROPERTY
- THROUGH LOUNGE
- KITCHEN
- TWO BEDROOMS
- FIRST FLOOR FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR ENCLOSED GARDEN
- COUNCIL TAX BAND A EPC D



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.

THROUGH LOUNGE

21'6" x 11'10" (6.57m x 3.61m)



KITCHEN

7'6" x 13'9" (2.29m x 4.20m)

Wall & base units in a wood effect finish, contrasting work surfacing with inset sink.



FIRST FLOOR LANDING

BEDROOM 1

10'4" x 9'11" (3.17m x 3.04m)



BEDROOM 2

8'10" x 7'6" (2.70m x 2.29m)

BATHROOM

7'6" x 10'7" (2.30m x 3.23m)

A good size with white suite



OUTSIDE

Enclosed rear garden

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £660.00 is required

VIEWING ARRANGEMENTS

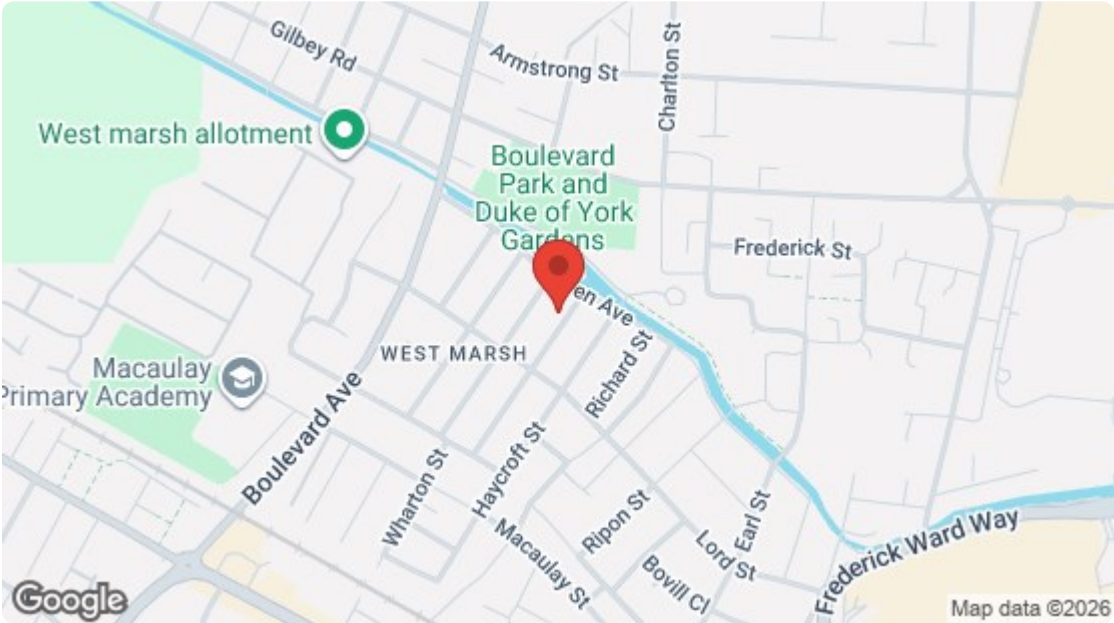
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.