GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers Est 1924







15 Belton Road, Epworth, DN9 1JL

• 2 Bedroom Semi Detached House convenient for central Epworth •
• Gas Central Heating and PVCu Double Glazing • Driveway Parking •
• Rear enclosed Garden •

TO LET £850 PCM

RICS Regulated by RICS

Energy rating D

LOCATION
Epworth is an historic small country town with "village" feel, thriving town centre cafes, restaurants, shops, bank, schools, places of worship, leisure centre and pool and a lot going on.

ACCOMMODATION (room sizes approx.)

Ground Floor

HALL tiled flooring, radiator, external PVCu door to rear garden.

LOUNGE decorative fire place with coal effect gas fire, patio doors to rear garden, laminate flooring and radiator.

KITCHEN including modern base cabinets, stainless steel sink unit, provision for oven and washer, integrated fridge freezer, radiator, tiled flooring and staircase off.

OFFICE front outlook, laminate flooring and radiator.

First Floor

LANDING with radiator

BEDROOM 1 wood panelled flooring, original decorative fire place, radiator and storage cupboard.

BEDROOM 2 wood panelled flooring, radiator and storage cupboard.

BATHROOM including traditional roll top bath with shower tap, wc and wash basin, towel radiator.

OUTSIDE
Enclosed lawned garden with paved seating area and timber garden shed.

Block paved driveway

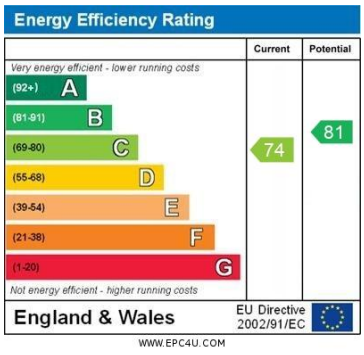
SERVICES (not tested)
Mains water, electricity, drainage and gas.
Gas central heating.

LOCAL AUTHORITY
North Lincolnshire Council

COUNCIL TAX
Online enquiry only Band 'C'.

TERMS:
To let unfurnished under an Assured Periodic Tenancy in accordance with the Renters Rights Act 2025.
Bond £980.00

VIEWING
Strictly by appointment with the Agent: 01427 873684



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Near Doncaster,
DN9 1EP
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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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