



STEVENS PROPERTY
MANAGEMENT



Newstead Avenue, Holton Le Clay, Grimsby

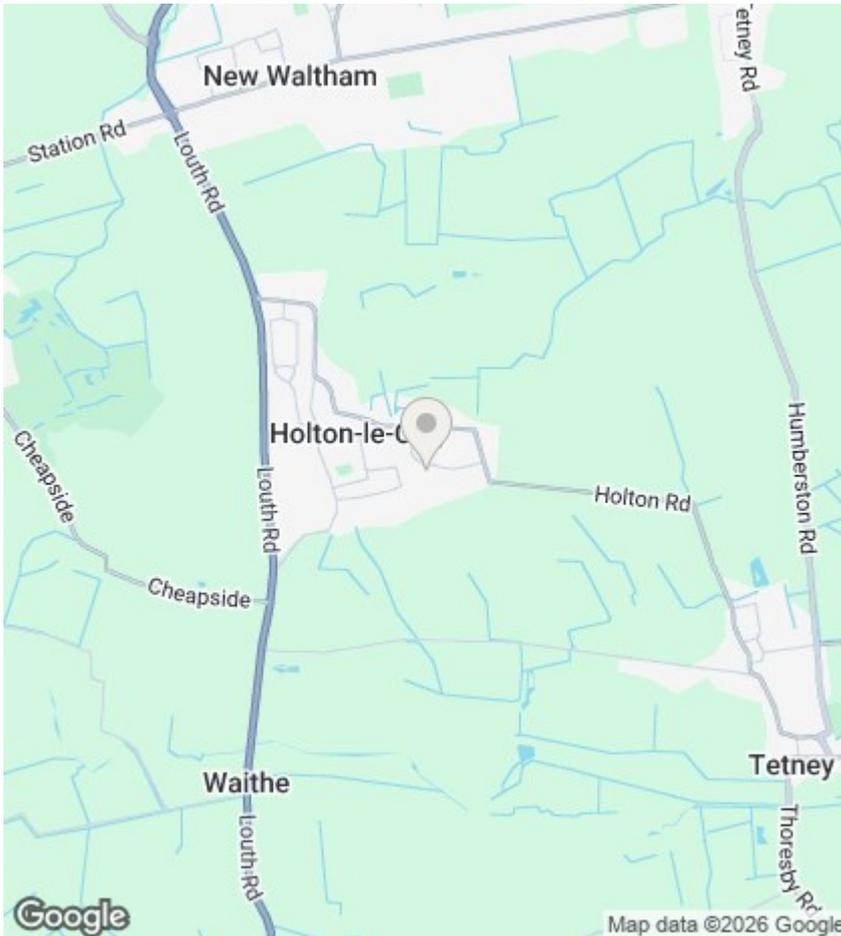
RENT £900 PCM DEPOSIT £1,035

COUNCIL TAX BAND B EPC 61

- 3/4 BEDROOMS
- LIVING ROOM
- FRONT AND REAR GARDENS
- MAINS DRAINAGE, GAS CENTRAL HEATING, FTTC
- KITCHEN WITH INTEGRATED OVEN
- MODERN BATHROOM
- GARAGE AND DRIVEWAY
- STANDARD AND ULTRAFAST BROADBAND SPEED AVAILABLE AT THIS PROPERTY.

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A 3/4 bedroom semi detached house located down popular cul-de-sac in Holton Le Clay, within walking distance of schools and amenities. Benefitting from a new bathroom and being newly decorated; this property is neutral throughout comprising of an entrance hallway, living room, kitchen/diner, downstairs Bathroom, 3 bedrooms and a 4th bedroom/study on the ground floor, detached garage, front & rear gardens and driveway. EPC D, Council Tax Band B

According to Ofcom there is Standard and Ultrafast broadband speeds available at this property with download speeds of 3MBPS and 1000MBPS and upload speeds of 0.5MBPS and 100MBPS.

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

