Joy Walker

ESTATE AGENTS



64 Castle Street

Grimsby, North East Lincolnshire DN32 7LG

Situated in the Five Ways area is this refurbished THREE BEDROOM MID TERRACE PROPERTY. Freshly decorated in white emulsion with newly fitted carpets & flooring. Accommodation offers: Entrance Lobby, Lounge, Dining Room, Kitchen with modern units and ground floor bathroom with white suite.
Three good size bedrooms to the first floor. Gas central heating system. Double glazing. Immediate Availability

- THREE BEDROOM TERRACE HOUSE SITUATED CLOSE TO FIVE WAYS AREA
- MODERN KITCHEN AND GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- ENTRANCE LOBBY, LOUNGE & SEPERATE DINING ROOM
- THREE GOOD SIZE BEDROOMS
- NEWLY DECORATED IN WHITE WITH NEW GREY CARPETS
- REAR GARDEN/YARD
- IMMEDIATE AVAILABILITY
- COUNCIL TAX BAND - A and EPC rating D







£575 Per Month

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618
www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
A white pvc door gives access to:-

ENTRANCE LOBBY
With additional glazed door leading to:-

THROUGH LOUNGE & DINING ROOM

LOUNGE
12'2" x 11'11" (3.71m x 3.64m)
With double glazed window having plantation shutter style blind, central heating radiator, low gas meter cupboard. Open walk through with under stair recess to:-



DINING ROOM
12'2" x 11'10" (3.71m x 3.61m)
With double glazed window to the rear, stairs off, central heating radiator



KITCHEN
10'11" x 6'11" (3.34m x 2.11)
With modern cream coloured, high gloss wall & base units with chrome D-handles and contrasting work surfacing with inset stainless steel sink unit inset. White retro style high gloss ceramic tiling to splash back areas. Space & plumbing for automatic washing machine. Space for fridge/freezer. Beko free standing electric cooker. Wall mounted Ideal gas central heating boiler. Double glazed window to rear.



KITCHEN additional photograph



REAR LOBBY

6'11" x 3'4" (2.11m x 1.02m)

With pvc door to garden, providing an additional space for extra use to the kitchen. Directly off is the:-

GROUND FLOOR BATHROOM

6'11" x 6'10" (2.12m x 2.10m)

With white suite comprising panelled bath with shower system over, low flush WC and pedestal wash basin. Central heating radiator. Double glazed window to rear.



FIRST FLOOR LANDING

With white Mexicano style doors to all rooms.

BEDROOM 1

12'2" x 11'11" (3.72m x 3.64m)

With double glazed window to the front, central heating radiator, built in cupboard



BEDROOM 2

12'2" x 11'10" (3.72m x 3.61m)

With double glazing window to rear, central heating radiator



BEDROOM 3

14'8" x 6'11" (4.48m x 2.12m)

With double glazed window to rear, central heating radiator



OUTSIDE

The property has a rear garden with boundaries enclosed by wall/fence with gate to passage.

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 £575.00 is required

VIEWING ARRANGEMENTS

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

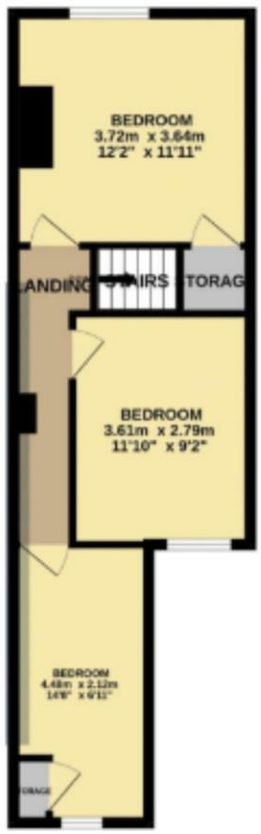
OPENING TIMES

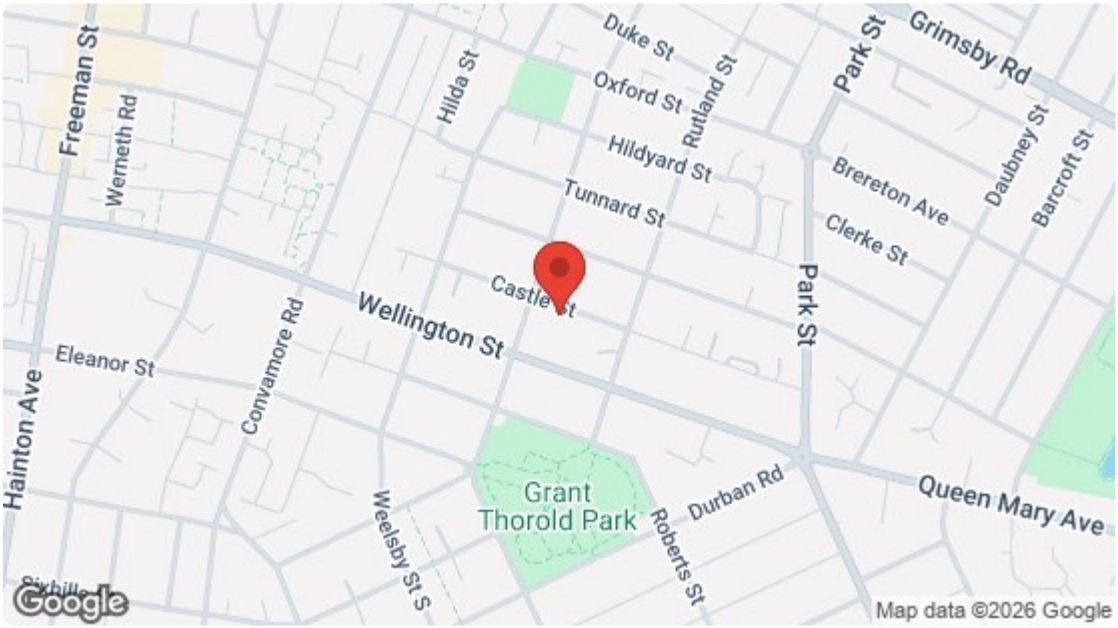
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

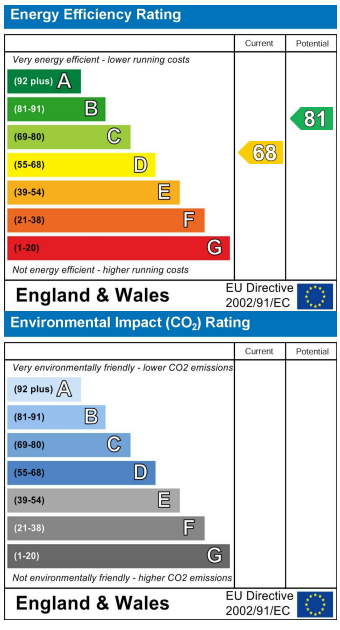
CLIENT MONEY PROTECTION

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









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.