



## 89 Forest Way Humberston, North East Lincolnshire DN36 4BX

A stylish modern three bedroom end link house, well presented throughout with accommodation including: Entrance Hall, Ground Floor WC, Striking fitted Dining kitchen with built in appliances, Lounge. Underfloor heating to ground floor. Fitted Haagensen wardrobes/furniture to bedrooms. Stylish bathroom. Parking/Single Garage in a block. Gas Central heating system. Double Glazing. Front and rear gardens. Immediate Availability

**£900 Per Calendar Month**

- SUPERB END LINK HOUSE WITH GARAGE
- ENTRANCE HALL+ GF WC
- LOVELY FITTED KITCHEN WITH BUILT IN APPLIANCES
- LOUNGE WITH FRENCH DOORS TO GARDEN
- UNDERFLOOR HEATING TO GROUND FLOOR
- FITTED FURNITURE TO ALL BEDROOMS
- STRIKING MODERN BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- IMMEDIATE AVAILABILITY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

Having canopied entrance with leaded double glazed composite door leading to:-

### ENTRANCE HALL

16'2" x 6'2" (4.93m x 1.88m)

A welcoming hall with porcelain light grey ceramic tiled floor & under floor heating. Double glazed window to side aspect. Mexicana style part glazed oak doors to Kitchen & Lounge. Directly off is the:-

### GROUND FLOOR WC

6'1" x 2'10" (1.86m x 0.88m)

Having white suite with low flush WC and vanity wash basin, Ceramic tiled floor.

### DINING KITCHEN

13'10" x 10'7" (4.24m x 3.25m)

A high specification and stylish fitted kitchen in a high gloss, handle less Cream finish providing an array of storage, contrasting roll edge work surfacing with inset one and a half bowl sink unit. Built in appliances include the double oven/grill, induction hob with extractor over, microwave oven, fridge/freezer, washing machine and dish washer. Ceramic tiled floor with under floor heating. TV Point. Recess lighting to ceiling. Double glazed window to the front aspect.



### DINING AREA PICTURE

6'1" x 2'10"



### LOUNGE

11'11" x 17'5" (3.64m x 5.33m)

With double glazed window and double opening French doors giving access and views to the rear garden. Laminate floor covering with under floor heating.



### FIRST FLOOR

Having double glazed window to the side aspect. Continuance of the open spelled balustrade. All rooms directly off as follows:-

### **BEDROOM 1**

13'3" x 10'4" (4.04m x 3.16m)

Providing a range of built in wardrobes/bedside cabinets, installed by Haagsens. TV point, recess lighting to ceiling, central heating radiator, double glazed window to front aspect.



### **BEDROOM 2**

13'0" x 9'4" (3.97m x 2.87m)

Again providing a range of Haagsens built in wardrobes with matching bedside cabinets. Recess lighting to the ceiling, central heating radiator, double glazed window to rear.



### **BEDROOM 3**

9'3" x 7'8" (2.84m x 2.34m)

Fitted with a full length dressing table/vanity area with drawer storage - again by Haagsens, Central heating radiator, double glazed window to rear.



### **BATHROOM**

8'0" x 6'7" (2.44m x 2.03m)

Having a white suite comprising of P-shaped bath with shower over and curved shower screen, concealed low flush wc and vanity hand basin. Contrasting ceramic tiling to floor and walls. Recess lights to ceiling. Chrome towel radiator. Shaver point. Double glazed window to the front.



### **OUTSIDE**

The property has open plan fore garden and a block paved vehicular side access leads to the:-

### **GARAGE**

18'2" x 9'6" (5.54m x 2.92m)

Situated to the right hand side of the property, in a block of four (No.89's garage is the second from the left) with an up and over door, power & lighting.

## **REAR GARDEN**

Being enclosed by timber fencing with side gated access. Laid with artificial turf for ease and maintenance, paved patio area & pathway.



## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

EPC - B

## **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 £1038.00 is also required

## **VIEWING ARRANGEMENTS**

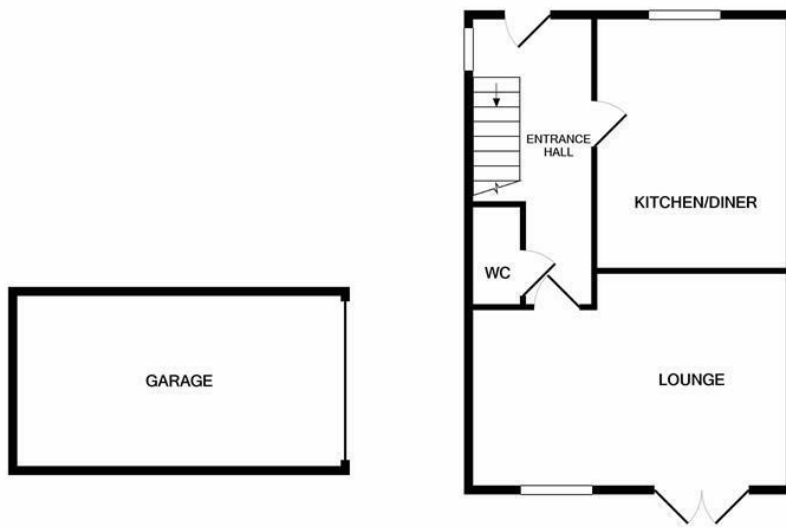
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

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

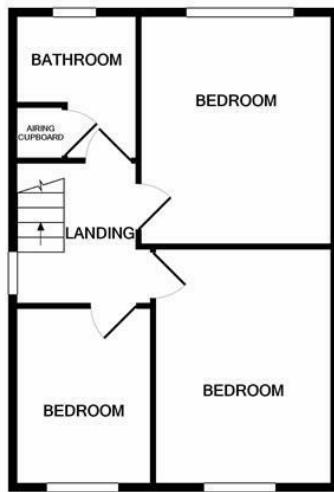
## **CLIENT MONEY PROTECTION**

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



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's 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.