

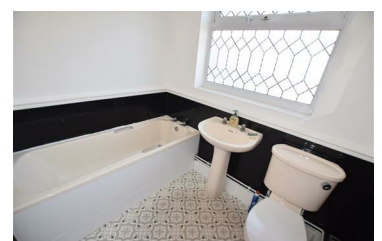
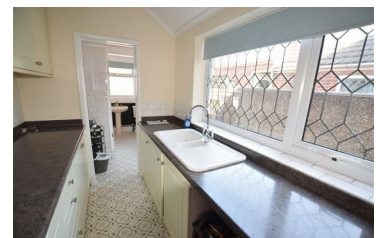
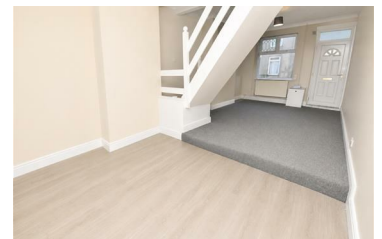


12 Richard Street Grimsby, North East Lincolnshire DN31 2PE

A TWO BEDROOM MID TERRACE PROPERTY situated close to Grimsby Town centre with its abundance of amenities with good bus routes and great road links to the Humber Bank. Benefitting from gas central heating and uPVC double glazing with accommodation comprising of; Through lounge diner, kitchen, ground floor bathroom and to the first floor two double bedrooms. Having an enclosed garden to the rear. Immediate Availability

£575 Per Month

- RENTAL PROPERTY WITH IMMEDIATE AVAILABILITY
- MID TERRACE HOME
- THROUGH LOUNGE DINER
- KITCHEN
- BATHROOM (GROUND FLOOR)
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC door with top light above into the through lounge.

THROUGH LOUNGE TO DINING AREA

15'5" x 12'0" (4.70 x 3.68)

The through lounge diner has a uPVC double glazed window to the front, coving to the ceiling, radiator, open plan staircase leading to the first floor having a white wooden slated balustrade.



DINING AREA

12'0" x 8'11" (3.67 x 2.74)

Stepped down from the lounge area. Double glazed window to the rear.

KITCHEN

9'6" x 5'11" (2.90 x 1.81)

The kitchen benefits from a range of cream fronted wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a right hand drainer sin, space for an automatic washing machine and cooker. Finished with Victorian tile effect vinyl flooring, coving to the ceiling, radiator and uPVC double glazed window to the side aspect.



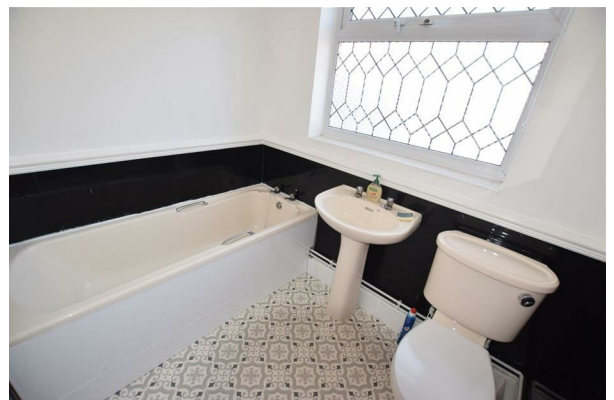
INNER HALLWAY

A handy area which could be used for various storage - like fridge/freezer with a half glazed uPVC door to the rear aspect. Continuation of the Victorian tile effect vinyl flooring

BATHROOM (GROUND FLOOR)

7'0" x 5'6" (2.15 x 1.70)

Benefitting from a three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Decorative dado, coving to the ceiling, continuation of the Victorian tile effect vinyl flooring, radiator and uPVC double glazed window to the rear.



FIRST FLOOR LANDING

Approached via the carpeted stairs with doors leading to the bedrooms.

BEDROOM ONE

12'0" x 11'11" (3.68 x 3.65)

The largest of the two bedrooms has a uPVC double glazed window to the front aspect, coving to the ceiling, radiator and built in storage cupboard.



BEDROOM TWO

12'0" x 8'7" (3.67 x 2.62)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coving to the ceiling, radiator. Wall mounted boiler.



THE GARDEN

Having an enclosed rear garden with walled and fenced boundaries and rear access gate leading to a secure passage way. The garden is of low maintenance with a wrought iron gate leading to the side door.



REAR VIEW



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 £660.00 is required.

VIEWING ARRANGEMENTS

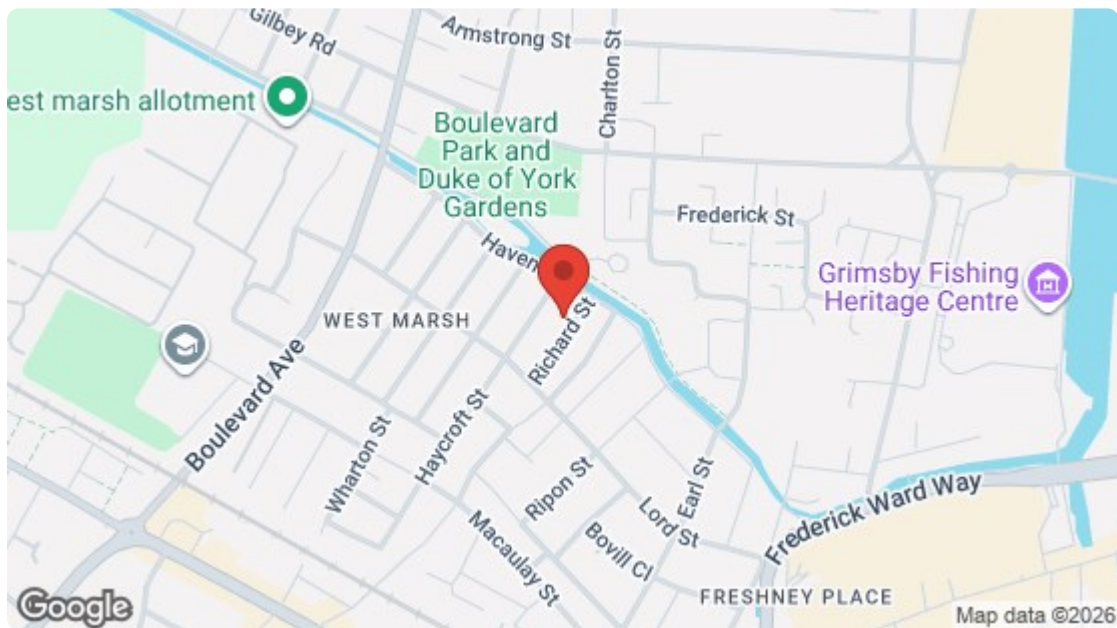
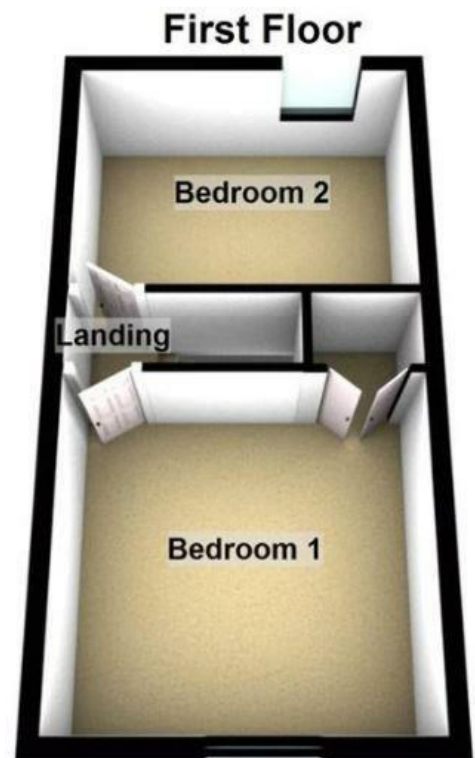
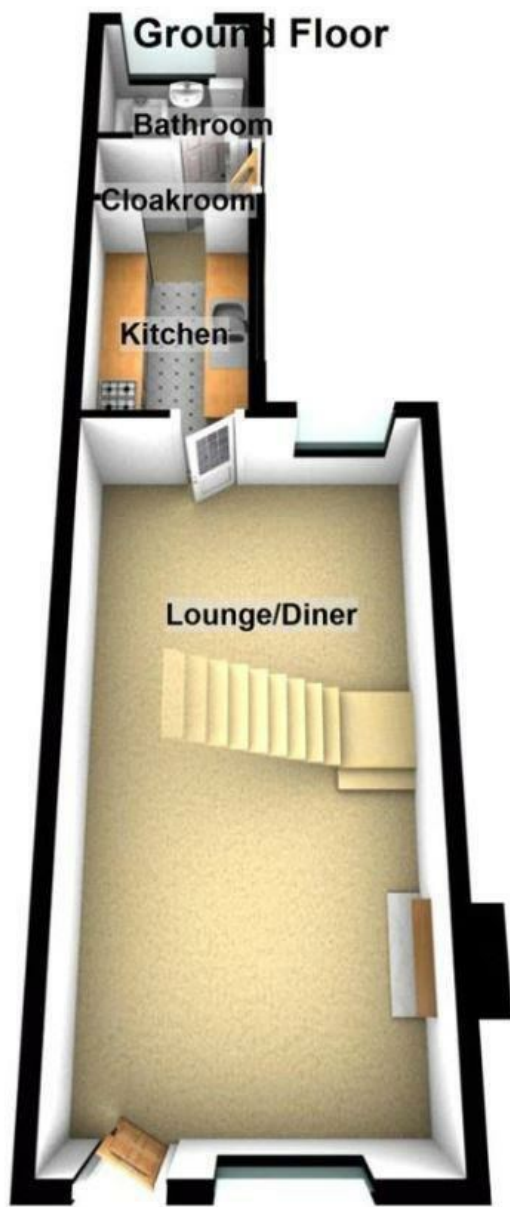
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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	68	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
EU Directive 2002/91/EC 		
England & Wales		

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.