



2 Grange Farm Cottages r/o 21 Humberston Grimsby, North East Lincolnshire DN36 4SN

Located in this popular residential area is this Mid Link Cottage with generous gardens and parking facility. The accommodation offers Entrance Hall, Lounge, Kitchen with boiler cupboard/pantry. Rear Lobby and Ground floor WC. First floor has two double bedrooms with an ensuite shower room and built in wardrobes to the front bedroom and an ensuite bathroom to the rear bedroom. External Brick Store. Gas central heating system. Double glazed windows. Available Mid May 2026

£695 Per Calendar Month

- MID LINK COTTAGE WITH GENEROUS GARDENS
- ACCESSED OFF HUMBERSTON AVENUE WITH ALLOCATED PARKING
- ENTRANCE HALL AND LOUNGE
- KITCHEN WITH BUILT IN BOILER CUPBOARD/PANTRY
- REAR LOBBY AND GROUND FLOOR WC.
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM & BUILT IN WARDROBES TO FRONT BEDROOM
- ENSUITE BATHROOM TO THE REAR BEDROOM
- GAS CENTRAL HEATING SYSTEM, DOUBLE GLAZING. EXTERNAL BRICK STORE
- AVAILABLE MID MAY 2026



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

A part glazed door gives access to:-

ENTRANCE HALL

With staircase to first floor, directly off is the:-

LOUNGE

12'5" x 13'0" (*widening to 14'9"*) (3.79m x 3.98m (*widening to 4.50m*))

With 3 x double glazed Georgian style windows to the front aspect. Feature polished wood fire surround with electric fire. Built in low level cupboard and additional understairs cupboard. Central heating radiator.

KITCHEN

8'1" x 11'10" (2.47m x 3.63m)

Fitted with wall and base storage units in a medium Oak style finish with complimentary work surfacing and inset left hand drainer stainless steel sink unit. Built in electric oven and hob. Tiled floor. Central heating radiator. Plumbing for automatic washing machine. Built in pantry/cupboard which also houses the gas central heating combination boiler. 2 x double glazed Georgian style windows to the rear.

REAR LOBBY

Tiled floor. Half glazed door giving access to the rear.

GROUND FLOOR WC

Low flush WC, central heating radiator, double glazed Georgian style window to the rear.

FIRST FLOOR LANDING

Loft access

BEDROOM 1

10'9" x 9'6" (3.30m x 2.91)

Providing a range of built in wardrobes, central heating radiator, double glazed Georgian style window to the front aspect



ENSUITE SHOWER

5'8" x 5'7" (1.74m x 1.71m)

With corner set shower enclosure and electric shower, low flush WC and pedestal wash basin. Central heating radiator. Extractor. Tiling to splashback areas.

BEDROOM 2

10'6" x 11'3" (3.22m x 3.43m)

Double glazed Georgian style window to rear, ornate Victorian style fireplace. Central heating radiator.



ENSUITE BATHROOM

8'2" x 6'8" (2.51m x 2.05m)

With suite in white comprising panelled bath having plumbed shower over, low flush WC and pedestal wash basin. Central heating radiator. Extractor unit. Double glazed Georgian style window to rear.



OUTSIDE

The property stands in good size gardens to both the front and rear. Being mainly laid to lawn with surrounding planted flower beds. There is a gravelled patio area and a decked area to the rear. External brick store.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

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 £800.00 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			
(81-91) B			85
(69-80) C		70	
(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 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			
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.