



55 Bargate Grimsby, North East Lincolnshire DN34 5AD

A very well presented contemporary styled GROUND FLOOR APARTMENT situated in this sought after residential position within easy access of the town centre. The apartment is part of a converted detached Victorian Villa with 6 apartments sharing this very handsome property. The accommodation includes : Communal entrance hall, inner private hallway, superb lounge/dining room, modern fitted kitchen with appliances, good sized double bedroom and a modern shower room/wc. Gas central heating system. Double glazing. Attached garage. Communal gardens. Only part of this property is for sale.

Chain Free £89,950

- CLOSE TO TOWN CENTRE
- CONTEMPORARY STYLED GROUND FLOOR APARTMENT
- LOUNGE/DINING ROOM
- SUPERB FITTED KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- SINGLE GARAGE
- COMMUNAL GARDENS
- NO FORWARD CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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COMMUNAL ENTRANCE HALL

Approached via the original timber front door, this communal entrance hall has a spelled staircase leading up to the first floor. Double glazed window to the front elevation



COMMUNAL ENTRANCE HALL

Inner hall which has access to two of the ground floor apartments. Door leads into:-

PERSONAL ENTRANCE HALL

Having the original high ceilings including a delft rack and a fitted dado rail. Two floor to ceiling cupboards. Wooden floor boards. Radiator.



LOUNGE/DINING ROOM

13'9" max x 16'0" (4.21 max x 4.9)

This superb room has a substantial double glazed bay window to the front elevation, two radiators, coving to ceiling and polished wood floor boards. The focal point of this room is the fitted cupboards having glazed display cabinets either side of a living flame gas fire.



LOUNGE/DINING ROOM



KITCHEN/BREAKFAST ROOM

11'4" x 7'2" (3.47 x 2.19)

Fitted with an excellent range of white base and wall cupboards incorporating an integrated washing machine, a built in electric oven, gas hob with an extractor above. The oak block work surfaces are inset with a stainless steel sink unit with space beneath for a slimline dishwasher. Tiled splash backs. Double glazed window. Vinyl flooring. Radiator. Space for breakfast table and chairs.



KITCHEN/BREAKFAST ROOM



BEDROOM 1

17'0" x 8'6" (5.2 x 2.61)

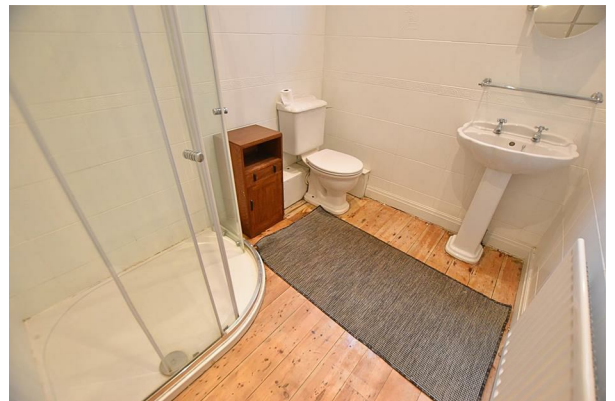
This excellent sized double bedrooms has ample built in furniture including wardrobes and drawer units. Two double glazed windows, coving to ceiling and again having exposed wooden floor boards.



SHOWER ROOM/WC

7'10" x 6'5" (2.4 x 1.96)

Fitted with a modern suite including a corner shower cubicle including an electric shower, a pedestal wash hand basin and a low flush wc. Tiled walls. Inset spot lights to ceiling. Radiator. Exposed timber floor boards. Extractor fan. Double glazed window.



OUTSIDE

ATTACHED GARAGE

This single garage has an electric door to the front together with light and power.



COMMUNAL GARDENS

The property stands in communal gardens including a lawned area edged with mature bushes and shrubbery. There is a tarmac driveway to the left hand side which leads to the integral garage which is included in the rental and the vendors have informed us there is parking for one car in front of the building.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - E

SERVICE CHARGE

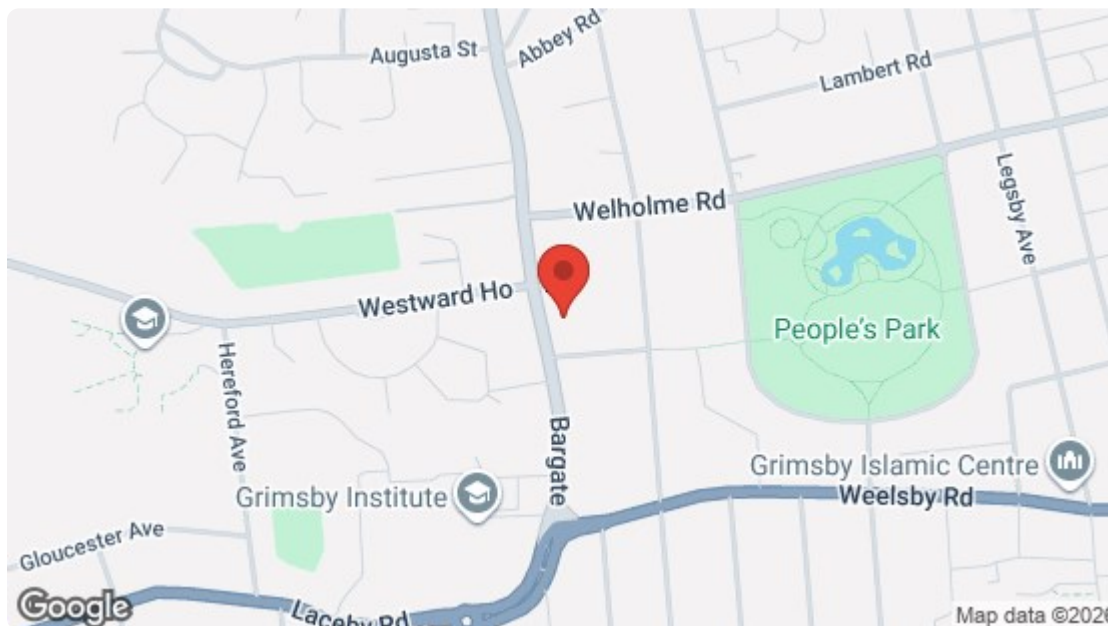
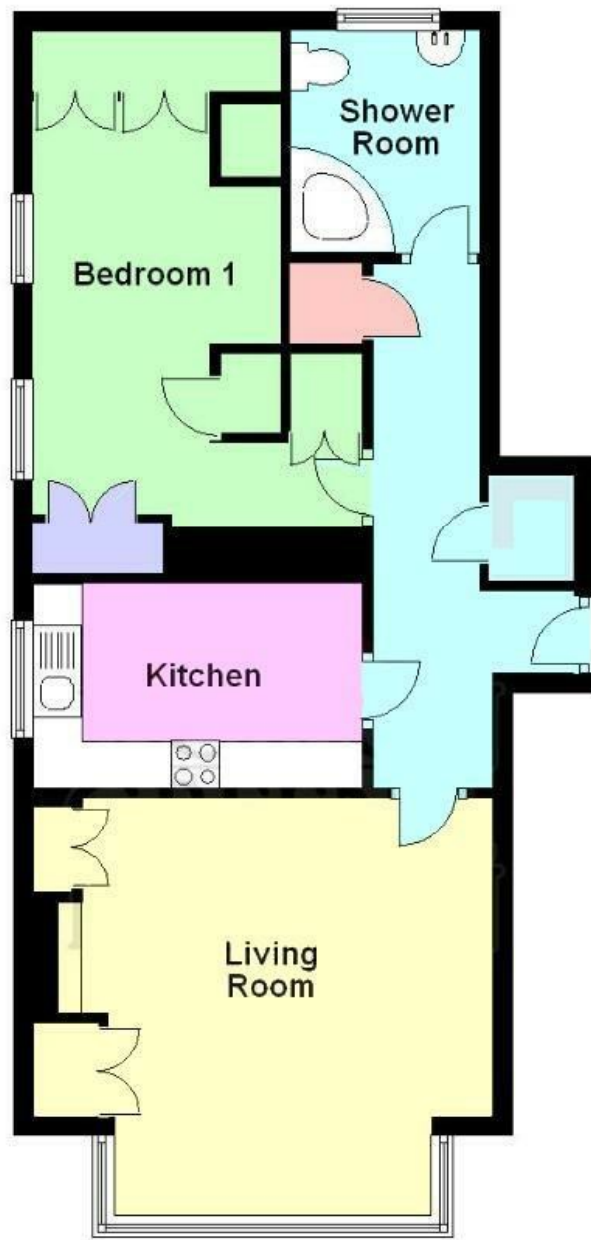
We are informed that the landlord will be paying the service charges which includes gardening, window cleaning of the communal areas, lights in the communal areas etc and the building insurance.

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



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	75
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 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 CO2 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 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.