Joy Walker

ESTATE AGENTS



Flat 2, 83-85 Farebrother Street

Grimsby, North East Lincolnshire DN32 0JY

Situated above the "Farebrother News" shop is this good size first floor flat with Private Entrance, Landing & hall. Three generous bedrooms. Living/Dining Room and a separate Dining Kitchen. Bathroom with white suite. Gas Central Heating System. Double Glazing. Immediate Availability

- GOOD SIZE FIRST FLOOR FLAT
- PRIVATE ENTRANCE HALL/STAIRS & LANDING/HALL
- GENEROUS LOUNGE/DINING ROOM
- DINING KITCHEN
- THREE GOOD SIZE BEDROOMS
- BATHROOM WITH WHITE SUITE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- IMMEDIATE AVAILABILITY







£600 Per Calendar 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 situation on Patrick Street gives direct and private entrance to:-

ENTRANCE HALL
With staircase directly off to the first floor. 2 x utility/storage cupboards.

FIRST FLOOR LANDING
With double glazed window to the size aspect, additional utility/storage cupboard

INNER HALL/LANDING
With central heating radiator and leading to all rooms as follows:-

DINING KITCHEN
10'11" x 13'2" (3.34m x 4.02m)
Fitted with wall & base cupboards in a Beech wood style finish, contrasting work surfacing and inset left hand drainer stainless steel sink unit. Space & plumbing for automatic washing machine. Electric cooker space and ample room for a fridge/freezer. Wall mounted Ideal I-mini gas central heating boiler. Central heating radiator. Double glazed window to the side aspect.



BATHROOM
10'11" x 5'7" (3.33m x 1.71m)
With white suite comprising pedestal wash basin, low flush WC and panelled bath. Double glazed window to side aspect. Central heating radiator



LOUNGE/DINING ROOM
24'1" x 14'8" (narrowing to 11'6" in part) (7.35m x 4.49m (narrowing to 3.51m in part))
With three double glazed windows giving views to the side and front elevation. 2 x central heating radiator. Built in low electrics cupboard



BEDROOM 1

13'10" x 11'3" (4.24m x 3.43m)

With double glazed window to the front, central heating radiator



BEDROOM 2

12'3" x 11'10" (3.75m x 3.63m)

Double glazed window to the rear, Built in range of floor-ceiling wardrobe/storage. Central heating radiator



BEDROOM 3

15'4" x 8'1" (4.68m x 2.48m)

Double glazed window to the rear, central heating radiator.



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 £600.00 is required.

VIEWING ARRANGEMENTS

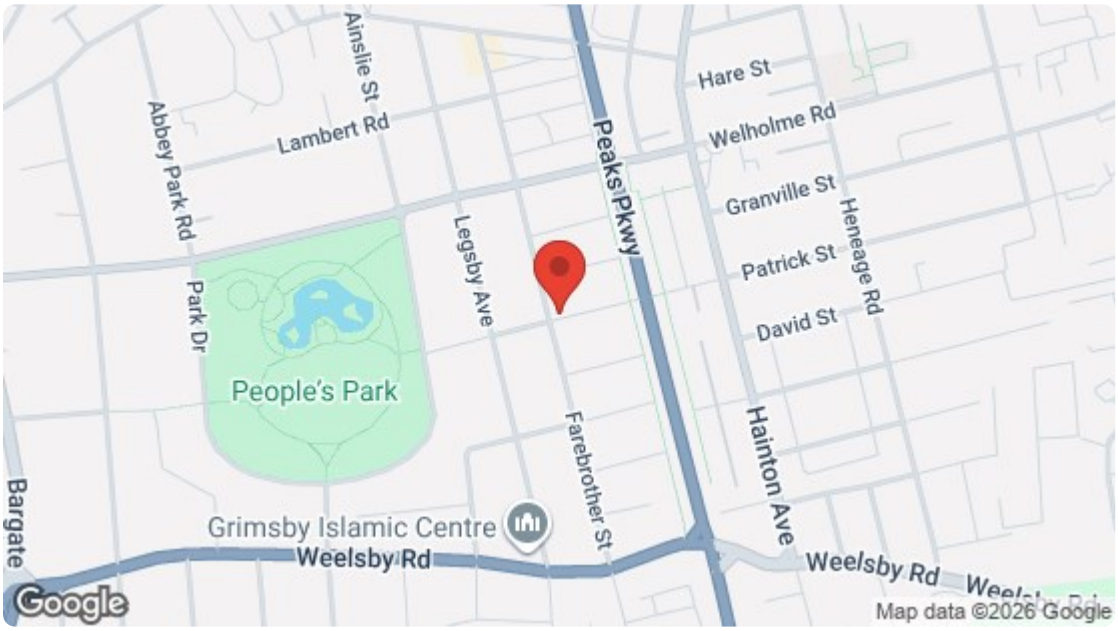
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

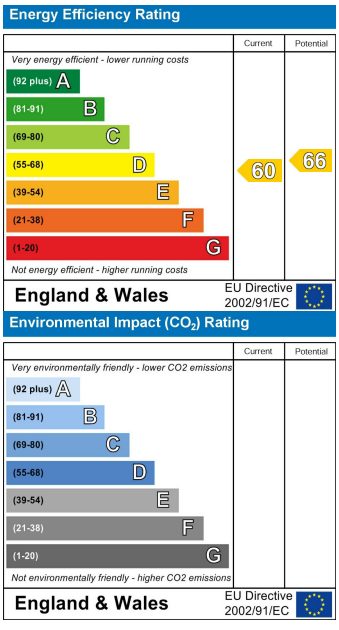
OPENING TIMES

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.