

Town & Country
Property Agents

**GRICE &
HUNTER**

Chartered Surveyors
Est. 1924



TO RENT

8 Cherrytree Gardens, CROWLE, Nr Scunthorpe, DN17 4GG

- 3 bed modern semi-detached house
- Good parking
- Gas c/h
- PVC d/glzd windows
- Convenient for central Crowle amenities



**£550.00 Per Month (Fees apply)
Available February 2019**



Website: www.gricehunter.co.uk

LOCATION

Crowle is a small country town ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole and the Robin Hood International Airport. There is a local Railway Station and access to the M180 (J2) motorway network is only 1 ½ miles away. Crowle offers good shops including Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council "local link" office, library, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, food outlets, the nearby Lincolnshire Golf Course and nature reserve, etc.

Front ENTRANCE PORCH: with PVC double glazed door to:-

RECEPTION HALL: with smoke alarm, radiator, turning staircase and white panel doors leading off.

GROUND FLOOR CLOAKS: with pedestal wash hand basin (with mixer tap), dual flush toilet, matching white half wall tiling, window, radiator, etc.

LOUNGE: 4.50m x 3.50m (14' 9" x 11' 6") with rear garden outlook and French windows, coving, flooring, mantled surround to fireplace and plasma tv provision above, side window outlook and useful store cupboard beneath the stairs.

DINING KITCHEN: 4.40m x 3.50m (14' 5" x 11' 6") with deep bay window, radiator, floor tiling, counter tops, tiled splash areas, stainless steel 1 ½ bowl sink and mixer tap, pelmet lighting, integrated electric fan assisted oven and 4 burner gas hob beneath chimney style canopied fan, dishwasher, fridge/freezer, gas central heating boiler, further extractor fan, multi ceiling lights.

First Floor LANDING

Main DOUBLE BEDROOM: 4.40m x 3.10m (14' 5" x 10' 2") with twin glazed windows, radiator, tv provision.

BEDROOM 2: 3.50m x 1.90m (11' 6" x 6' 3") with PVC double glazed rear garden outlook and radiator.

BEDROOM 3: 2.60m x 2.40m (8' 6" x 7' 10") with PVC double glazed rear garden outlook and radiator.

15 Low Street, Haxey,
Near Doncaster DN9 2LA
Tel: (01427) 752292
Fax: (01427) 754631
haxey@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk

BATH/SHOWER ROOM: 1.90m x 1.70m (6' 3" x 5' 7") with toilet, pedestal wash basin and panelled bath with shower over, tiled floor and décor, shaver point, towel radiator, multi down-lights, extractor fan and PVC double glazed window.

OUTSIDE: Enclosed rear lawned garden. Off road parking space.

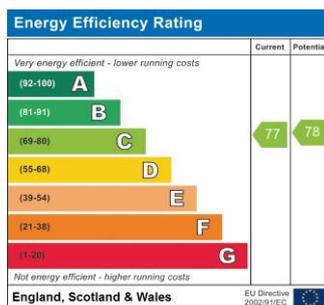
TERMS: To let under the terms of an Assured Shorthold tenancy for a minimum period of 6 months.
Bond: £550
Tenant application fee: £175 per property
No pets or smokers

SERVICES: Mains water, electricity, drainage and gas Gas central heating to radiators

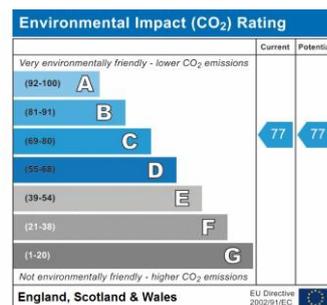
LOCAL AUTHORITY: North Lincolnshire Council.

COUNCIL TAX: Band 'B' (on-line enquiry)

VIEWING: Strictly by appointment through Grice & Hunter 01724 866261



Address:
8 Cherrytree Gardens, Crowle, DN17 4GG



The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.