

Town & Country
Property Agents

GRICE &
HUNTER

Chartered Surveyors
Est 1924



Chapel Cottage, Main Street, Graizelound, DN9 2LY

- Delightful and very spacious semi detached 2 bed house (part of the original Chapel Farm) ·
- 2 Reception Rooms · Fully fitted breakfast Kitchen ·
- Modern bath/shower room ·
- Fully fitted main bedroom ·
- c/h · pvc d/g · Garage and good off road parking · Lovely low maintenance gardens ·



Price Guide: £550 per calendar month
(Unfurnished with carpets, curtains, etc) Available from 1st June 2019



Website: www.gricehunter.co.uk

Accommodation (room sizes approx)

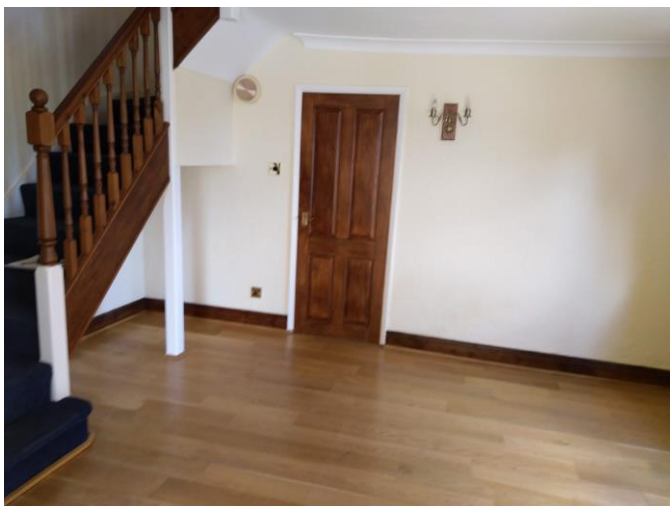
Ground Floor

Front ENTRANCE LOBBY

SITTING ROOM (4.6m x 4.4m) with double aspect bay windows, wall lights, 2 radiators and tv point. Open archway access to:-



DINING ROOM (4.5m x 2.8m) with wall lights, smoke alarm, radiator, side facing window and staircase leading off.



Breakfast KITCHEN (4.2m x 2.9m) with tiled floor, oak units, **integrated double oven, 4 ring hob, fan, larder fridge**, provision for dishwasher, down-lights, radiator and side facing French windows, etc.



Rear ENTRANCE (2.2m x 2m) with tiled floor.

UTILITY ROOM (2.4m x 2.3m) with tiled floor, central heating boiler, base and wall cupboards and plumbing for auto washer.

First Floor

LANDING with smoke alarm.

BEDROOM 1 (4.5m x 3.7m) with radiator and **fully fitted with quality wardrobe, bedside and vanity furnishings.**



BEDROOM 2 (4.2m x 2.9m) with radiator.

BATH/SHOWER ROOM (2.7m x 2.1m) with tiled décor to compliment suite comprising bath with shower over (complete with screen), toilet, wash basin in vanity unit, towel radiator, fan and airing cupboard.



Scheme £550.00

TENURE

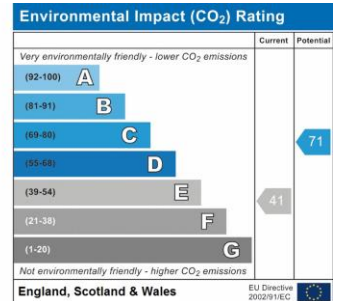
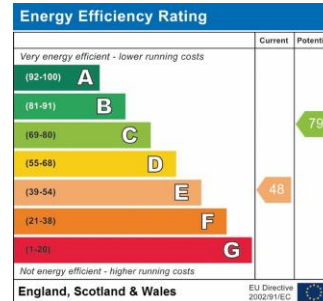
Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 752292

OUTSIDE

Enclosed gardens designed for low maintenance with good driveway entrance and parking space in front of brick **Garage**. Patio, **domestic Outbuilding, Toilet** and lawned rear garden.



SERVICES (not tested)

Mains water, electricity and drainage
Oil central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'B' (on-line enquiry)

ENERGY PERFORMANCE CERTIFICATE

Rating E48

TERMS

Usual Assured Shorthold Tenancy Terms at a monthly rental of £550 plus outgoings.
No pets – no smokers
Bond/Deposit to be held in Government Protected

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The Property Misdescriptions Act 1991

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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

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