



NEW LUXURY EN SUITED ROOMS - IDEAL GRIMSBY LOCATION

Affitto Estate Agents are thrilled to introduce this brand new property down Deans Grove. Decorated with modern designs, fully En-suited with 6 bedrooms and ideally located for easy access to the town centre, close to a good sized supermarket, good takeaways, numerous community shops and a bus stop with direct access to Cleethorpes, Grimsby and surrounding areas with easy access to all major roads in the area. On-street parking is free without any time restrictions and parking on the front of the property.

With a mixture of good sized double en-suited rooms furnished with fresh and bright colours, completed with Lush Blue carpets, with white and blue matte walls, ample storage, a double sized bed, bedside cabinets / bedside lights and a working desk. All rooms have blackout blinds for maximum privacy. Each En-Suite bathroom has a walk in shower, hand basin, toilet and mirror as well as some under sink storage for toiletries.

The property has 2 communal kitchen areas (1 upstairs and 1 downstairs) which includes a Oven and hob, sink, several storage options in each, and seating options. It contains lots of cooking equipment, pots, pans, cutlery, utensils, a fridge / freezer in both, table, chairs, soft furnishings and a communal TV.

The utility room consists of a shared toilet and sink basin with under sink storage, as well as a washing machine and tumble dryer.

The property is fully centrally heated, double glazed throughout and sound proofed to ensure your space – stays your space.

The rear of the property has a low maintenance area for smoking outside and secure bike lock ups with secure access from the rear.

All utilities and high-speed Wi-Fi are included in the rent price and the shared areas of the house are cleaned on a fortnightly basis.

! Inclusive bills are subjects to a fair use policy !

Deposit: £700



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		72	80

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.