



Affitto Estate Agents proudly market this modern 6 bedroom **\*\*SHAREDHOUSE\*\*** on Park Street Street in Grimsby. Ideally located for easy access to the town centre, close to a supermarket, takeaways, numerous community shops and bus stops to Cleethorpes, Grimsby and surrounding areas.

Mixture of good sized double bedrooms, each with a king sized bed, decorated in cool modern colours. Each room is furnished with wooden flooring, a quality king sized mattress, wardrobe, chest of drawers, bedside table with lamp, blackout blinds, wired internet network point (ideal for gamers wanting low latency connectivity), high-speed Wi-Fi. En-suite bathroom has shower, hand basin, toilet, and mirror.

The modern kitchen and diner contains two ovens, microwave, kettle, lots of cooking equipment, pots, pans, cutlery, utensils, fridge, freezer, laundry facilities, kitchen table, chairs, and communal TV.

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 garden . On street parking is available.

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.

**\*\*HOLDING DEPOSIT** - is calculated at one weeks rent to secure a room/property to start an application to rent, all subject to terms and conditions. Please ask for further information.

PRICES PER ROOM VARY -

**\*\*£125\*\*** Available

**\*\*£120\*\*** Available

**\*\*£135\*\*** Available

**\*\*£135\*\*** Available

**\*\*£120\*\*** Available

**\*\*£135\*\*** Available

Council Tax Band: A

Deposit: £270

Holding Deposit: £135



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	81
<b>England &amp; Wales</b>	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.