



Affitto Estate Agents are proud to bring to the market this modern fully en-suited 7 bedroom HOUSESHARE on Cromwell Road in Grimsby. The property is 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.

Mixture of good sized DOUBLE EN-SUITE bedrooms decorated in cool modern colours each furnished with lush grey carpet, double bed with quality mattress, wardrobe, chest of drawers, bedside table, desk/workstation, blackout blinds, digital TV point, wired ethernet network point (ideal for gamers wanting low latency connectivity), high-speed Wi-Fi. Each en-suite bathroom has shower, hand basin, toilet, and mirror.

The modern kitchen contains two ovens, two hobs 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 area for smoking outside and secure bike store 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.

Please Note: THIS HOUSE CANNOT HOUSE PERMANENT TENANTS DUE TO LICENSING

\*\*\*CONTACT US NOW TO VIEW!\*\*\*

Deposit: £650

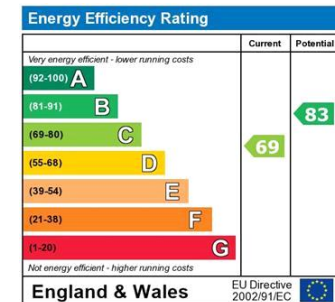
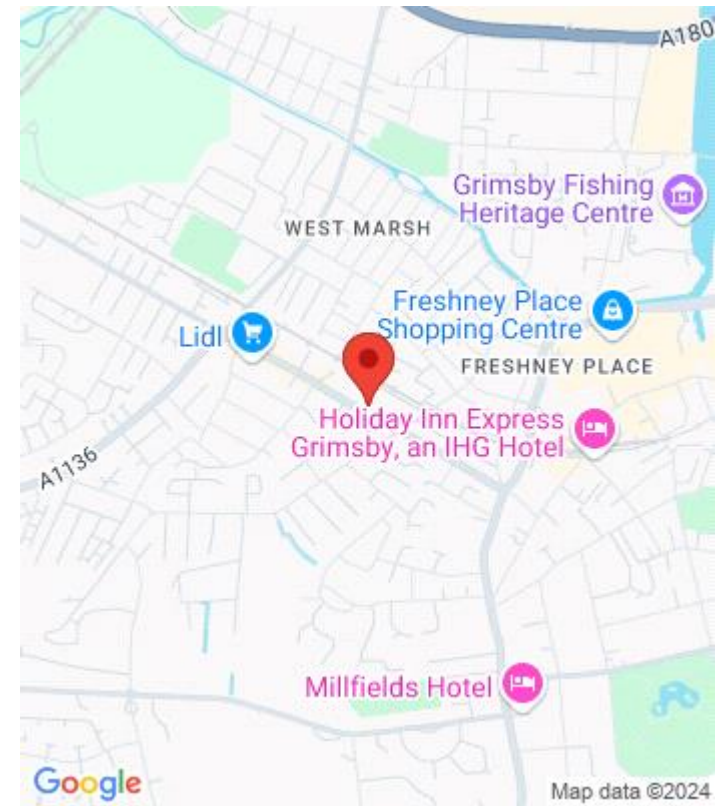
### **Access**

INSPECTION 17.09.2024

The main issue that the council picked up on was the fact that this address is being used as an HMO and it is down with the NELC as a “Serviced Accommodation” therefore any person staying there needs to have a primary / home address. The HFRS were very adamant that this property is being used incorrectly and the NELC will be notifying Affitto of the findings. There was much advice from HFRS that all the signs were either incorrect or in the wrong place and there was advice that a fire extinguisher was needed in the communal kitchen alongside the fire blanket that was there. Room number indicators and general signage to advise any person staying there needed to be looked at and changed to comply with advice, suggestions/regulations from HFRS. Emails from both HFRS & NELC will be forthcoming with all information regarding any breaches, advice or guidance.



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.



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.