



Affitto Estate Agents present this property situated in a well-established residential area of Grimsby, this spacious two-bedroom mid-terrace property offers comfortable and versatile living.

The ground floor comprises two generous reception rooms, providing ample space for both living and dining. To the rear, a fitted kitchen leads out to an enclosed garden – a private and low-maintenance space, perfect for outdoor use throughout the year. The bathroom is also located on the ground floor.

Upstairs, the property offers two well-sized double bedrooms, both filled with natural light and offering good storage potential.

Located close to local amenities, schools, and public transport links, 30 Arthur Street is well-positioned for convenient daily living.

Contact us for viewings.

Council Tax Band: A (North East Lincolnshire Council)

Deposit: £686.53

Holding Deposit: £137.30

Electricity supply: Mains

Water supply: Mains


Sewerage: Mains





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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

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.