



HOUSESHARE Affitto Estate Agents are proud to bring to the market this well-presented newly- refurbished shared house consisting of 5 double bedrooms and two shared bathrooms.

Affitto Estate Agents are proud to bring to the market this well-presented newly-refurbished shared house consisting of 5 double bedrooms, The property benefits from having a communal lounge area as well as a low-maintenance outdoor area.

This modern shared house on Legsby Avenue, Grimsby 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. A mixture of good sized bedrooms decorated in cool modern colours each furnished with lush grey carpet, double bed with a quality mattress, wardrobe, chest of drawers, bedside table, blackout blinds, digital TV point, and high-speed Wi-Fi.

The modern kitchen contains one oven, microwave, kettle, lots of cooking equipment, pots, pans, cutlery, utensils, fridge, freezer, and laundry facilities, also has a communal lounge area with a breakfast bar.

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

The rear of the property has a low maintenance area for smoking outside and a 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.

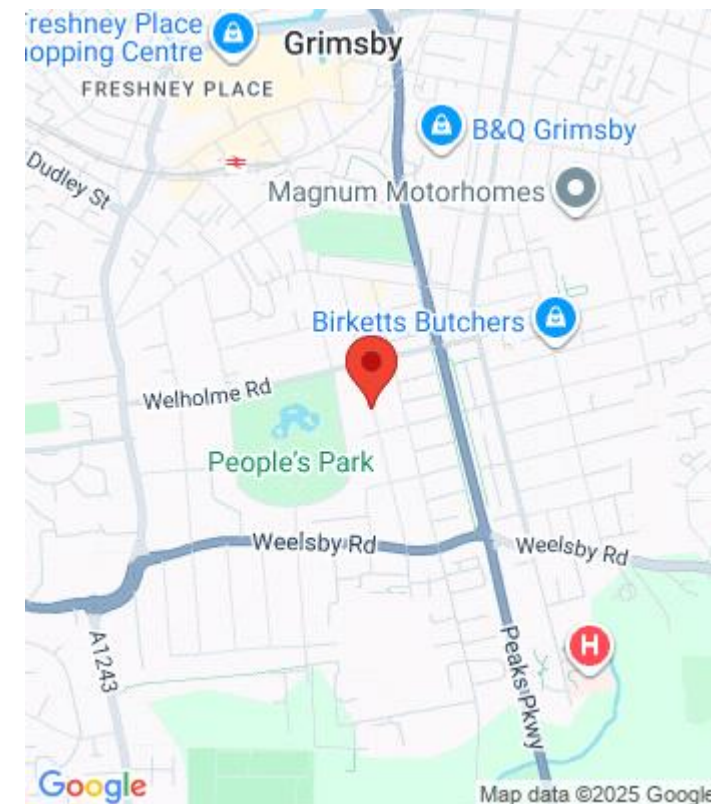
Deposit: £360

Holding Deposit: £90

Garden details: Private Garden



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+) A		
(81-91) B		
(69-80) C		81
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.