



**373 Room B Wellington Street, Grimsby DN32 7JT**

**£425**





## SINGLE ROOM IN HMO - ALL BILLS INCLUDED - READY NOW - FULLY FURNISHED

Shared kitchen diner and bathroom.

Single occupancy only.

### Bedroom

Single bed, wardrobe, carpet flooring, upvc window.

### Kitchen

Shared kitchen with appliances

### Bathroom

Shared bathroom with white suite.

MOVE IN COST - First months rent £425

BOND £425 or Deposit Alternative available

Council Tax Band A

EPC D

AST first six months therefore after a rolling contract.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your

co-operation in order that there will be no delay in agreeing a tenancy.

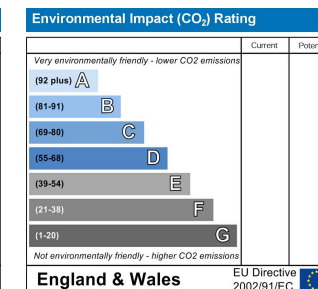
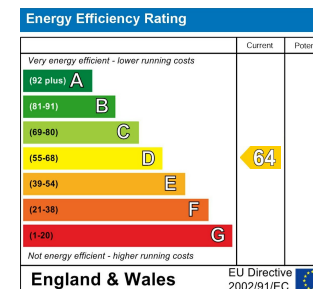
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



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