



## 108 Highgate Cleethorpes, N E Lincolnshire DN35 8NU

AVAILABLE IMMEDIATELY. A traditional BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE standing on a corner plot close to the town centre. The spacious accommodation includes: Entrance hall, cloaks, two good sized reception rooms, fitted kitchen, conservatory, three bedrooms and a bathroom/wc to the first floor. Gas central heating system. Double glazing. Detached brick garage. Mature front and rear gardens.

**£850 PCM**

- TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- FITTED KITCHEN
- CONSERVATORY
- CLOAKS/WC
- THREE BEDROOMS
- BATHROOM/WC
- BRICK GARAGE
- GAS CENTRAL HEATING
- IMMEDIATELY AVAILABLE





## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

Approached via the original wooden door with matching ornate glass side lights. Radiator. Picture rail. Vinyl floor.



#### CLOAKS/WC

Fitted with a low flush wc, wall mounted sink. Single glazed window.

#### LOUNGE (FRONT)

14'11" x 11'9" (4.56 x 3.60)

Double glazed window, radiator. decorative plaster work and coving to ceiling. Fire surround inset with a living flame gas fire.



#### DINING ROOM (REAR)

18'8" x 10'10" (5.71 x 3.31)

A spacious second sitting room having Delft rack, double glazed french doors and radiator. Decorative plaster work and coving to ceiling.



#### KITCHEN

14'2" x 6'10" (4.33 x 2.1)

Having a range of base and wall cupboards with space for cooker (can be supplied if necessary). The contrasting work surfaces are inset with a stainless steel sink, the work surfaces extends to form a useful breakfast bar area. Complementary tiling to splash backs. Wall mounted gas fired boiler. One single glazed window to the side plus a double glazed window to the rear elevation. Laminate flooring. Radiator.



### CONSERVATORY

18'7" x 10'7" (5.67 x 3.24)

Double glazed wooden windows and door. Radiator.



### FIRST FLOOR

#### LANDING

Spelled staircase. Single glazed decorative window.



#### BEDROOM 1 (FRONT)

11'10" x 11'9" (3.62 x 3.60)

Double glazed window. Radiator.



#### BEDROOM 2 (REAR)

12'10" x 10'3" (3.92 x 3.14)

Double glazed window. Radiator. Built in fitted cupboard.



### **BEDROOM 3 (REAR)**

8'10" x 7'4" (2.7 x 2.24)

Double glazed window. Radiator.



### **BATHROOM/WC (FRONT)**

6'7" x 5'10" (2.02 x 1.78)

With a suite in white comprising a panelled bath with shower above, a pedestal wash hand basin and a low flush wc. Fully tiled walls. Double glazed window. Radiator.



### **OUTSIDE**

#### **DETACHED BRICK GARAGE**

Accessed off William Street having a door to the front and side.

#### **THE GARDENS**

The property stands in enclosed mature front and rear gardens.



### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC - D

### **CLIENT MONEY PROTECTION**

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356

### **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

### **RENTAL APPLICATION TERMS**

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false or misleading information then the referencing costs will be charged to the Applicant and deducted from the required holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £980.00 is required unless otherwise stated.

### **COUNCIL TAX BAND**

Council Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.