



## Flat 4, 25-27 Welholme Road Grimsby, North East Lincolnshire DN32 0DR

Situated opposite Peoples Park in a well regarded area is this good size TWO BEDROOM FIRST FLOOR APARTMENT set within a characterful & period property. Viewing is recommended and the accommodation offers a grand & impressive communal entrance hall and staircase to the first floor landing. A private entrance door leads to the good size entrance hall, generous living room with views over Peoples Park. Stylish Shower Room, fitted kitchen with room for breakfast/dining table. Patio doors to the Roof Terrace/Outside space. Rear parking and communal gardens. Gas Central heating system and sealed unit double glazing. Available Mid/Late November, 2025

**£750 Per Calendar Month**

- IMPRESSIVE TWO BEDROOM FIRST FLOOR APARTMENT
- VIEWS TO THE FRONT OVER PEOPLES PARK
- IMPRESSIVE COMMUNAL ENTRANCE HALL AND STAIRCASE
- PRIVATE ENTRANCE HALL
- GENEROUS LIVING ROOM
- STYLISH SHOWER ROOM
- FITTED BREAKFAST/DINING KITCHEN
- REAR OUTDOOR SPACE ROOF TERRACE, PARKING & COMMUNAL GARDENS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- AVAILABLE MID/LATE NOVEMBER, 2025



## MEASUREMENTS

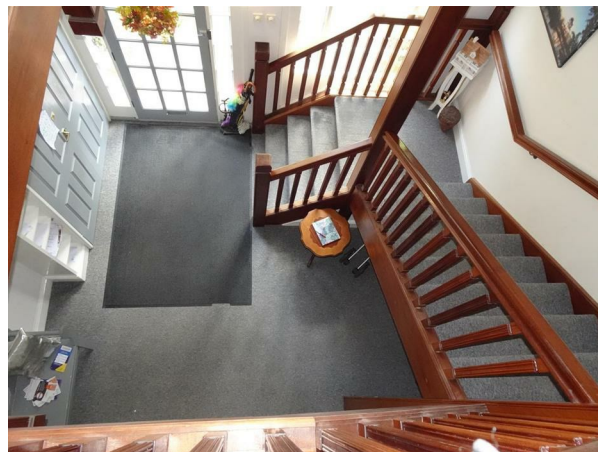
All measurements are approximate.

## ACCOMMODATION

ONLY PART OF THIS PROPERTY IS BEING MARKETING FOR RENT.

## COMMUNAL ENTRANCE HALL

Accessed from the front of the property. Security intercom access. An impressive entrance with polished wood stair case leading to the first floor landing.



## FIRST FLOOR LANDING

With windows overlooking the front elevation and Peoples Park. A private entrance door No.4 leads to:-

## PRIVATE ENTRANCE HALL

With security intercom connection, built in coats/storage cupboard. Central heating radiator.



## LIVING ROOM

8'3" x 14'11" *excluding bay* (2.54m x 4.57m *excluding bay*)

With walk in sealed unit double glazed bay window giving views to the front of the property and over to Peoples Park. White Adam style fire surround housing the coal effect fire. Coving to the ceiling, central heating radiator, wall & ceiling light fittings. TV aerial.





## VIEW FROM LIVING ROOM



## BREAKFAST KITCHEN

13'2" x 10'7" (4.02m x 3.24m)

Fitted with a good range of wall, base & drawer units in a Beech wood style finish with contrasting work surfacing. Inset left hand drainer stainless steel one & a half bowl sink unit with mixer tap. Ideal gas central heating boiler situated in a larder unit. Built in oven, gas hob & extractor unit. Central heating radiator. Double glazed patio doors giving access and views to the Balcony and communal gardens.



## BEDROOM 1

14'5" x 9'6" (4.40m x 2.90m)

With sealed unit double glazed window to rear, coving to the ceiling, central heating radiator



## BEDROOM 2

9'10" x 9'1" (3.01m x 2.78m)

With sealed unit double glazed window to side/rear of the property. Central heating radiator, coving to the ceiling. Double wardrobe.



### **SHOWER ROOM**

*10'2" x 6'5" (3.11m x 1.97m)*

A stylish refurbished shower room with generous walk in shower enclosure with chrome rain forest shower and handset . Modern curved white vanity unit with hand basin inset, bidet and low flush WC. Extensive travertine natural tiling. Cast style central heating radiator with additional chrome towel radiator. Built in floor to ceiling Linen storage cupboard. Double glazed window. Recess lighting to ceiling with twin wall light points.



### **ROOF TERRACE**

There is a metal stair case giving access to all the flats and is available to use from the carpark. The balcony area has a small store and has artificial turf - ideal for outdoor space, table & chairs etc.



### **OUTSIDE**

There are well managed communal gardens to the front & rear of the property. The driveway leads to the rear of the property and provides parking spaces for residents car and visitors.



## ALTERNATIVE FRONT PHOTOGRAPH



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - TBC - awaiting certificate

### 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

### 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

### 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/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

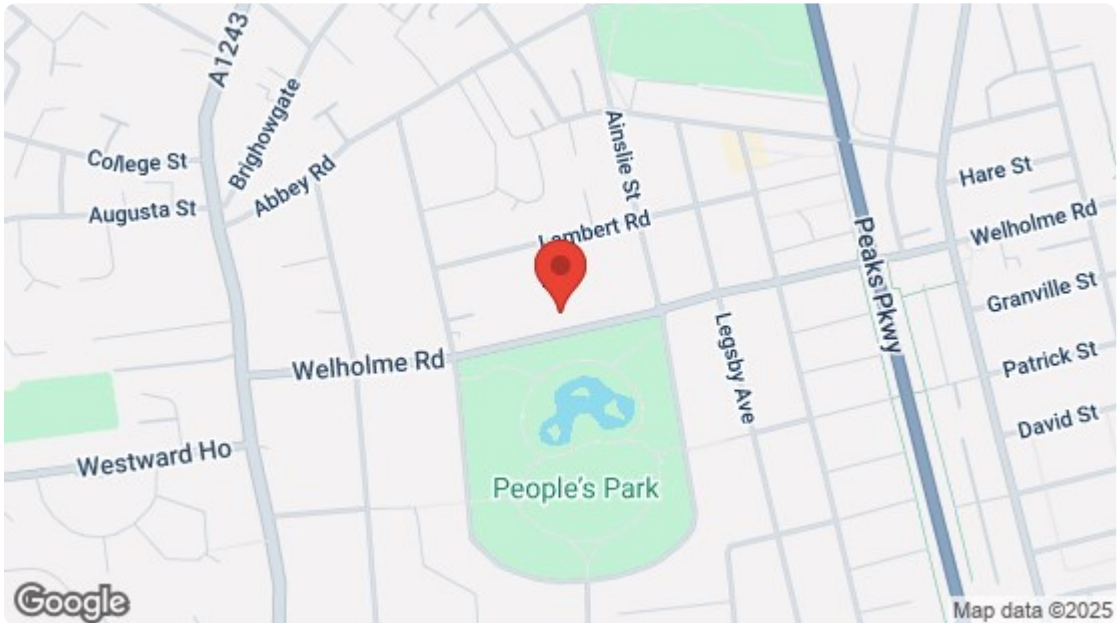
Also on signing your tenancy agreement one month's rent in advance and a deposit of £865.00 is required .



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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 firms 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.