



86 St. Heliers Road Cleethorpes, North East Lincolnshire DN35 7LQ

Situated off Grimsby Road, close to Isaacs Hill is this well presented TWO DOUBLE BEDROOM BAY FRONTED MID TERRACE HOUSE. Accommodation offers Sitting Room with feature fireplace. Dining room and modern kitchen with built in appliances. Lobby with laundry area and ground floor shower room. Front & rear gardens. Garden Shed, Gas Central heating System. Double glazing. Immediate Availability.

- TRADITIONAL, WELL PRESENTED BAY FRONTED TERRACE HOUSE
- FRONT & REAR GARDENS
- SITTING ROOM AND SEPARATE DINING ROOM
- MODER FITTED KITCHEN WITH BUILT IN OVEN, HOB, EXTRACTOR AND INTEGRATED FRIDGE & FREEZER
- INNER LOBBY WITH LAUNDRY AREA
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES/STORAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- IMMEDIATE AVAILABILITY

£650 Per Calendar Month



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

SITTING ROOM

11'0" x 11'1" widening to 12'7" (3.37m x 3.38m widening to 3.86m)

With Georgian style bay to front aspect. White feature fire surround with brick effect recess. Central heating radiator. Open plan recess with stairs to first floor and leading directly on to:-



SITTING ROOM - additional photograph



SITTING ROOM - feature fireplace



DINING ROOM

11'0" x 11'8" (3.37m x 3.58m)

Again featuring a white fireplace with brick effect recess. Built in under stairs utility cupboard. Central heating radiator. Double glazed window. Open plan to:-



DINING ROOM - feature fireplace



DINING ROOM - additional photograph



KITCHEN

12'7" x 6'9" (3.85m x 2.08m)

Fitted with a striking, modern range of wall, base & drawer units in a high gloss smokey taupe colour with contrasting natural wood effect work surfacing. Inset 1.5bowl sink unit with mixer tap. White brick effect tiling to splash backs & lower wall areas. Built in appliances include the electric oven, 4-ring gas hob, stainless steel extractor hood, integrated under counter refrigerator and freezer. Recess lights to ceiling. Wood effect plank style ceramic tiled floor. Double glazed window. Aluminium double glazed door. Directly off is the:-

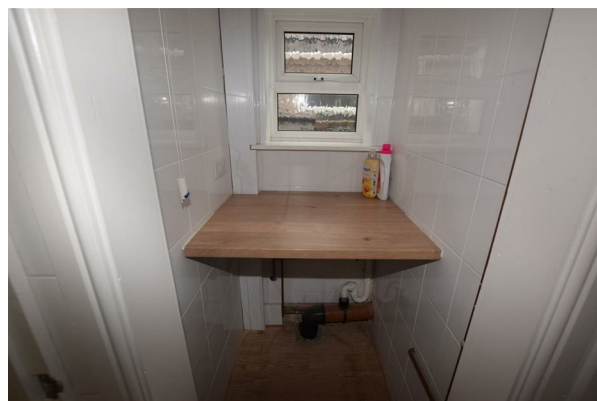
REAR PORCH

With power & lighting, additional double glazed door to garden.



INNER LOBBY CUM LAUNDRY AREA

Providing walk through to the shower room and having plumbing and space for automatic washing machine. Double glazed window. Continuation of the wood effect plank style ceramic tiled flooring.



SHOWER ROOM

A fresh and bright room with white ceramic tiled walls and wood effect plank style ceramic tiled floor. Offering a white suite comprising low flush WC, Pedestal Wash Basin and corner set shower enclosure. Chrome towel radiator. Recess lights & extractor to ceiling. Double glazed window to rear.



FIRST FLOOR LANDING

BEDROOM 1

11'0" x 11'10" (3.37m x 3.62m)

Double glazed window to rear, range of cupboards/wardrobes with wall mounted gas central heating boiler.



BEDROOM 2

11'2" x 9'10" (3.41m x 3.01m)

With double glazed window to front. 2 x built-in wardrobes/storage areas. Central heating radiator.



REAR

Providing an enclosed garden with boundaries defined by timber fencing/walling. Rear gated access to Saundy Grove which allows additional parking. The garden is paved for ease & maintenance and has a good size garden shed.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

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 £750 is required.

VIEWING ARRANGEMENTS

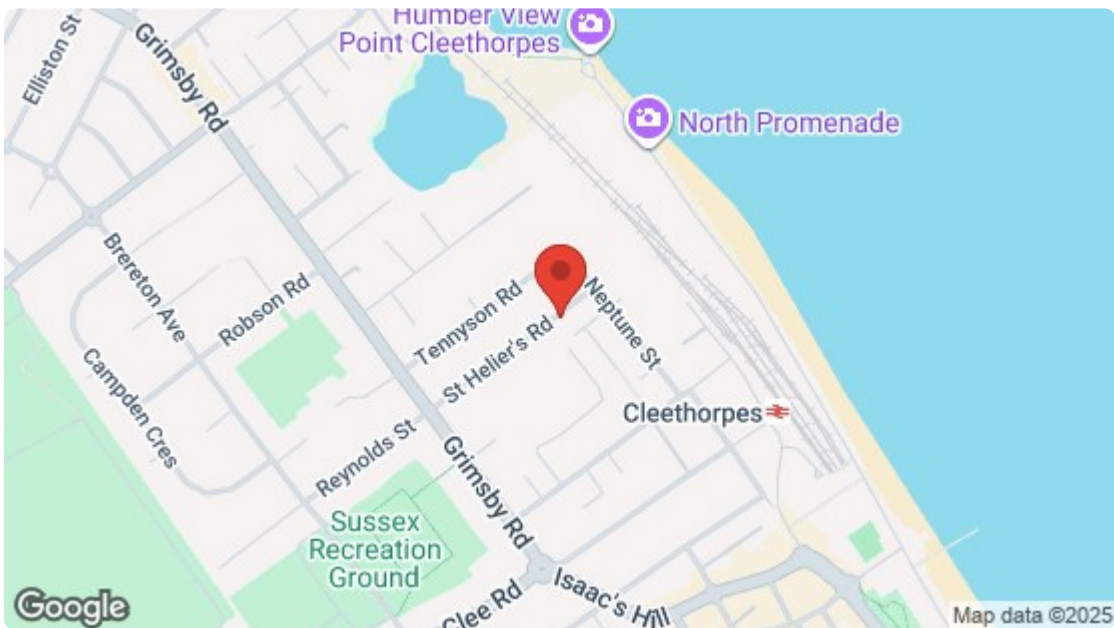
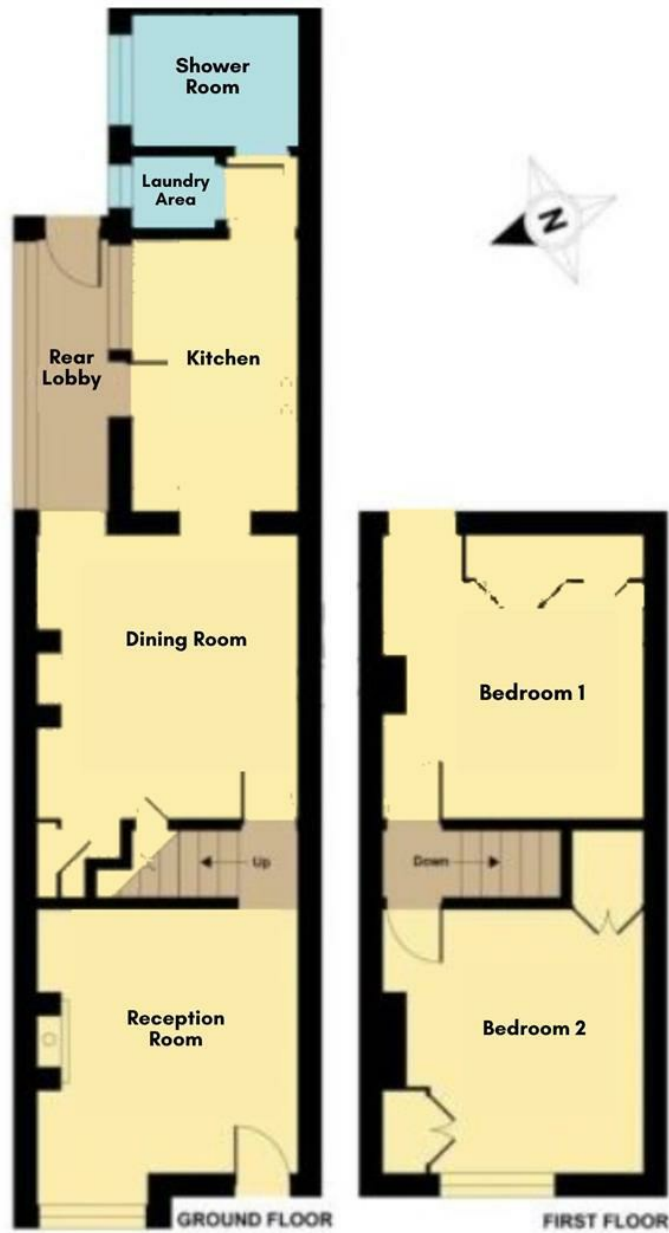
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.