

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

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PROPERTY FOR SALE

1A YARRA ROAD, CLEETHORPES

PURCHASE PRICE £175,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£175,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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1A YARRA ROAD, CLEETHORPES

Nestled on Yarra Road in the charming coastal town of Cleethorpes, this spacious detached house presents a remarkable opportunity for those seeking a property with great potential. With five generously sized bedrooms and a family bathroom, this home is perfect for a growing family or could be transformed into a lucrative House in Multiple Occupation (HMO) for investors.

The property boasts three reception rooms, providing ample space for relaxation and entertainment. The kitchen, along with a utility area and a convenient WC, adds to the practicality of the layout. While the house is in need of refurbishment, it offers a blank canvas for creative minds to design their dream home.

One of the standout features of this property is its enviable location, just a stone's throw from the seafront and beach. Residents will enjoy the delightful coastal lifestyle, with easy access to sandy shores and picturesque promenades.

The house is equipped with double glazing and gas central heating, ensuring comfort throughout the seasons. This property is not just a house; it is a place where memories can be made, whether as a family home or an investment opportunity. With its spacious interiors and prime location, this property is a must-see for anyone looking to embrace the Cleethorpes lifestyle.

ENTRANCE PORCH

Through hardwood double doors into the porch with a centralised door into the hall.

HALL

The hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and under stairs cupboard and a light to the ceiling.

LOUNGE/BEDROOM

16'3 x 13'6 (4.95m x 4.11m)

The lounge is to the front of the property with a u.PVC double glazed window, a wooden fire surround, laminate to the floor, a central heating radiator, a light and coving to the ceiling.



SECOND RECEPTION ROOM/BEDROOM

13'2 x 12'8 (4.01m x 3.86m)

With u.PVC double glazed windows to the side and rear, a central heating radiator, a white sink set in a vanity unit, a built in wardrobe, a light and coving to the ceiling.

DINING ROOM/COMMUNAL LIVING AREA

13'8 x 10'10 (4.17m x 3.30m)

With a u.PVC double glazed walk in bay window, a central heating radiator, laminate to the floor and a light to the ceiling.



KITCHEN

12'0 x 12'0 (3.66m x 3.66m)

The kitchen with a range of cream wall and base units, contrasting work surfaces and tiled splash backs. A stainless steel sink unit with a chrome mixer tap, an integral electric oven and hob with a stainless steel extractor fan above. A u.PVC double glazed window, a hardwood door, a wall mounted central heating boiler, a central heating radiator, vinyl to the floor and a light to the ceiling.

UTILITY

3'0 x 5'2 (0.91m x 1.57m)

The utility with plumbing for a washing machine, vinyl to the floor and a light to the ceiling.

WC

5'10 x 3'3 (1.78m x 0.99m)

With a white toilet, a wall hung sink, a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a central heating radiator, a built in cupboard, a light and coving to the ceiling.

BEDROOM 1

16'5 x 12'11 (5.00m x 3.94m)

This double bedroom to the front of the property with a u.PVC double glazed window, a built in wardrobe, a central heating radiator, a white sink set in a vanity unit, a light and coving to the ceiling.

BEDROOM 2

13'8 x 12'7 (4.17m x 3.84m)

Another double bedroom with u.PVC double glazed windows to the side and rear, a built in wardrobe with a sliding door and a central heating radiator. There is a white sink set in a vanity unit and a light to the ceiling.

BEDROOM 3

9'9 x 8'4 (2.97m x 2.54m)

With a u.PVC double glazed window to the side, a central heating radiator, a white sink set in a vanity unit, laminate to the floor and a light to the ceiling.

BEDROOM 4

9'7 x 8'4 (2.92m x 2.54m)

With a u.PVC double glazed window to the side, a white sink set in a vanity unit, a central heating radiator and a light to the ceiling.

1A YARRA ROAD, CLEETHORPES

BEDROOM 5

10'11 x 5'10 (3.33m x 1.78m)

Bedroom 5 is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BATHROOM

11'5 x 7'0 (3.48m x 2.13m)

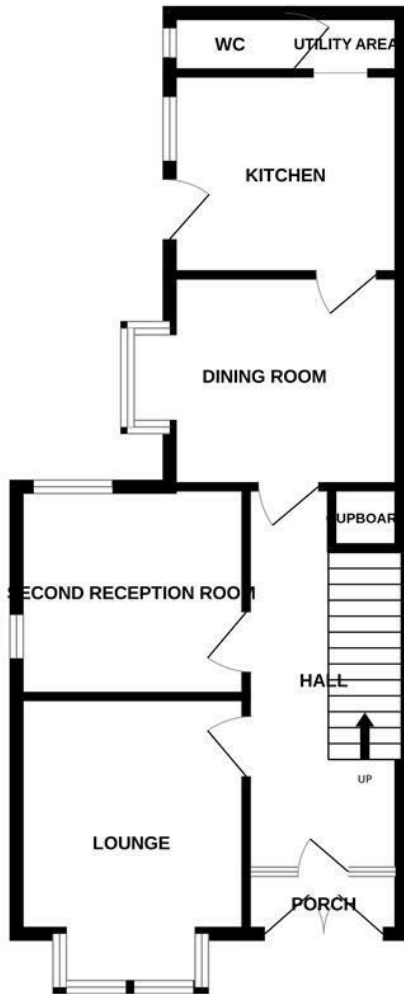
The bathroom comprises of a walk in shower, a white sink set in a vanity unit and a toilet. Two u.PVC double glazed windows, a built in airing cupboard, a central heating radiator, vinyl to the floor and a light to the ceiling.

OUTSIDE

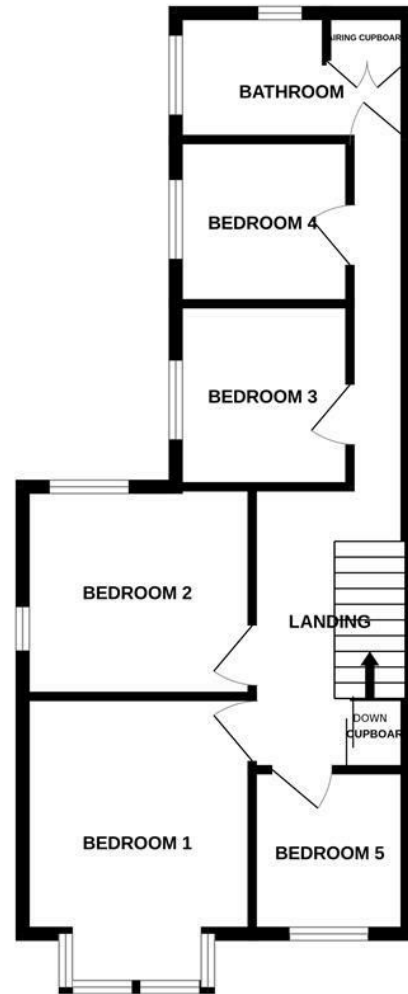
The front garden has a walled boundary with a wrought iron gate and is laid to concrete.

The rear garden has a walled and fenced boundary with a wooden gate to the side and is laid to concrete with established borders.

GROUND FLOOR



1ST 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		

England & Wales

EU Directive 2002/91/EC



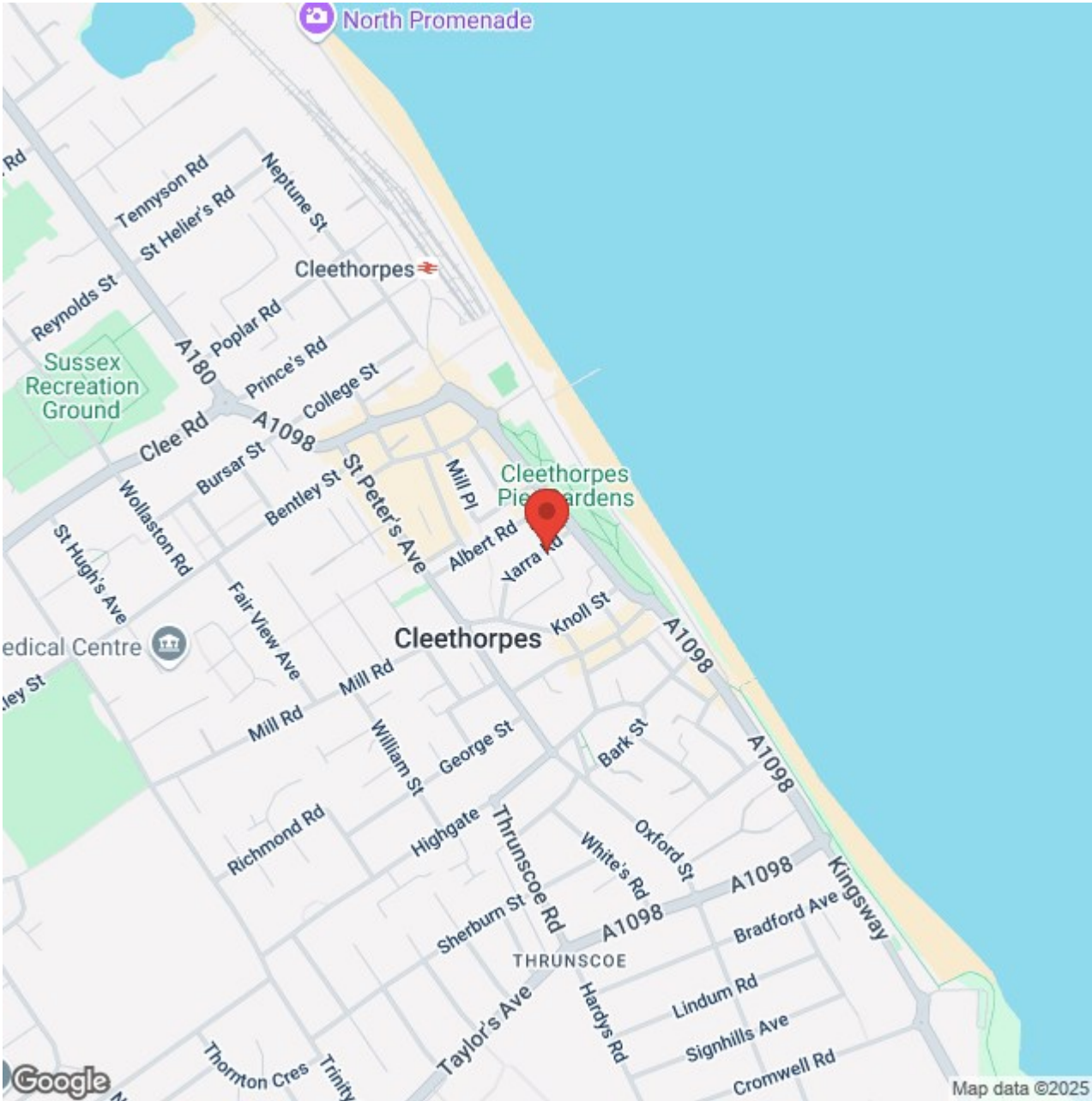
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC





ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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