



# Inglebys

Estate Agents



## 54 Coronation Street

Carlin How, TS13 4DN

**£475 Per Calendar Month**



Within walking distance to Skinningrove's Cattersty Sands beach, a spacious 2-bedroom terraced residence, recently re-decorated & carpeted, available to move into from 1st April 2025.



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Tenure Details: Freehold.

Council Tax Band: Band A.

EPC Rating: D-Rating

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Entrance Porch

UPVC door to the front elevation.

Living Room 13'0" x 12'1" (3.98m x 3.69m)

New carpet. UPVC double glazed window to the front aspect. Radiator. Gas fire housed in a brick fire surround. Exposed beams. Back boiler.

Kitchen 13'1" x 11'10" (4.00m x 3.61m)

Stairs leading to the first floor. A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for washing machine. Radiator. UPVC double glazed window to the rear aspect. New vinyl flooring.

Inner Hall

UPVC double glazed door to the rear yard. Storage cupboard.

Bathroom 9'4" x 4'11" (2.87m x 1.51m)

Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Part-tiled walls. UPVC double glazed window to the side aspect. New vinyl flooring.

First Floor

Bedroom One 13'0" x 12'0" (3.98m x 3.68m)

UPVC double glazed window to the front aspect. Radiator. Storage cupboard housing the hot water tank. New carpet.

Bedroom Two 13'0" x 8'8" (3.98m x 2.66m)

UPVC double glazed window to the rear aspect. Radiator. Loft hatch. New carpet.

External

Rear Elevation

Enclosed yard with gated access to the alley.

Disclaimer

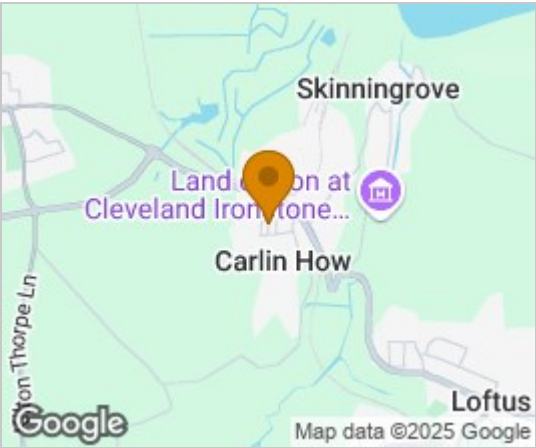
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

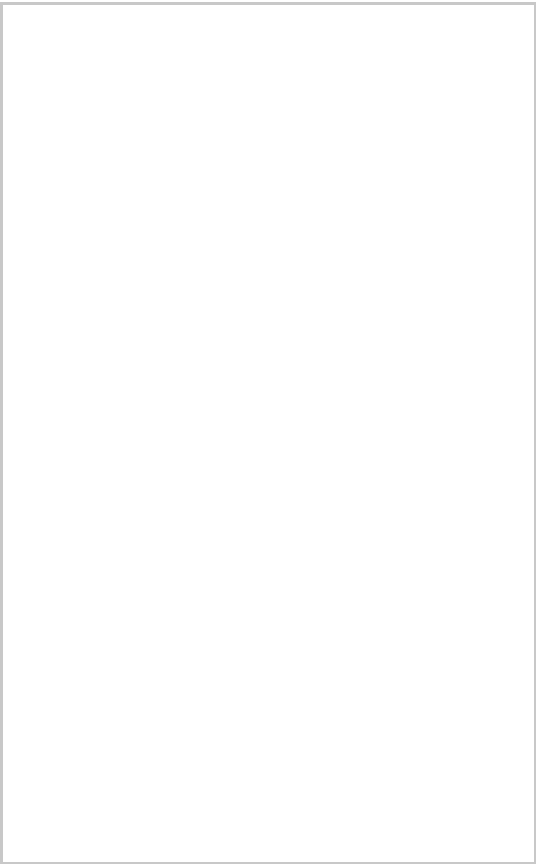
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

