



**Flat C, 22 Yarra Road  
Cleethorpes  
DN35 8LS**

**£85,000**

Croft Estate Agents are delighted to offer this well presented, modern and desirable one bedroom flat to the market for sale. Situated in the highly sought after and desirable Cleethorpes seafront location, this property is located in very close proximity to Cleethorpes High street/Nightlife not to mention local amenities, transport links and Cleethorpes promenade. The property briefly consists of an entrance hall and stairway, a modern kitchen-diner, bathroom and a generously sized double bedroom. There is also a shared front garden and a bin store to the rear.

## Front

The front of the property has low brick wall borders with an opening for access. The front is low maintenance with a bay window and a wooden door inside a porch.

## **Entrance Hall and stairs**

The entrance hall and stairs have a grey carpet with white wall decor, the area is illuminated by spotlights.

## Kitchen/Diner

17' 11" x 14' 2" (5.46m x 4.31m)

The kitchen/diner has a wood effect laminate flooring with cream wall décor., the kitchen units are cream with black worktops. There is also spotlighting, 5x uPVC windows, a radiator, under cupboard lighting,, an integral oven and a circular sink and drainer.

## Bedroom

10' 1" x 14' 2" (3.07m x 4.31m)

This bedroom has a grey carpet with white wall décor, there are 4x uPVC windows, spotlighting, a radiator and built in wardrobes.

## Bathroom

9' 1" x 4' 7" (2.77m x 1.39m)

The bathroom has a wood effect laminate flooring with white and cream splashback tiling and wall décor. The bathroom boasts a vanity sink, W.C and a bathtub with an overhead shower. There is also spotlighting and a radiator.

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

## Services

All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

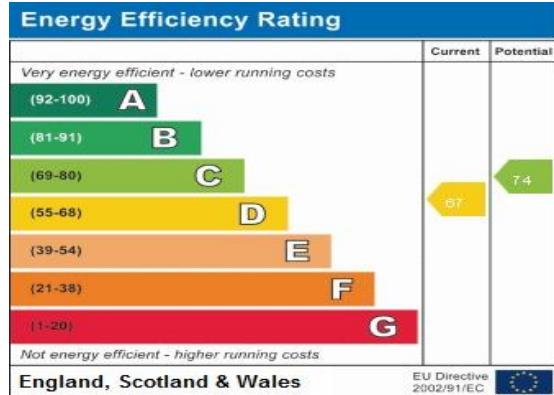
## Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

## Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details

GROUND FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



**TOTAL FLOOR AREA: 36.7 sq.m. (395 sq.ft.) APPROX.**  
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 inaccuracy. The floorplan is for guidance only and should not be relied upon for any legal purposes or prospective purchases. The specification of the property is given in the sales brochure and should be referred to as their operating and efficiency can be given.

## Tenure



**DISCLAIMER** - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.