JoWalker

ESTATE AGENTS

14 Hinkler Street

Cleethorpes, North East Lincolnshire DN35 8PR

A FABULOUS TWO BEDROOM END TERRACE HOUSE, which is located directly off William Street within easy walking distance of St. Peter's Avenue. The property has superb bathroom and kitchen/breakfast room and in the Agent's opinions an early viewing is strongly recommended. The accommodation includes: Lounge, ground floor bathroom/wc and two double bedrooms to the first floor. Gas central heating system & Double Glazing. Front and enclosed rear garden. Immediate Availability.

- A LOVELY END TERRANCE PROPERTY
- LOUNGE WITH FEATURE FIREPLACE RECESS
- FABULOUS BREAKFAST KITCHEN
- MODERN STYLISH BATHROOM
- TWO DOUBLE BEDROOMS WITH BUILD IN STORAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- MODERN DECOR THROUGHOUT
- IMMEDIATE AVAILABILITY
- CLOSE TO TOWN CENTRE

£725 Per Calendar Month

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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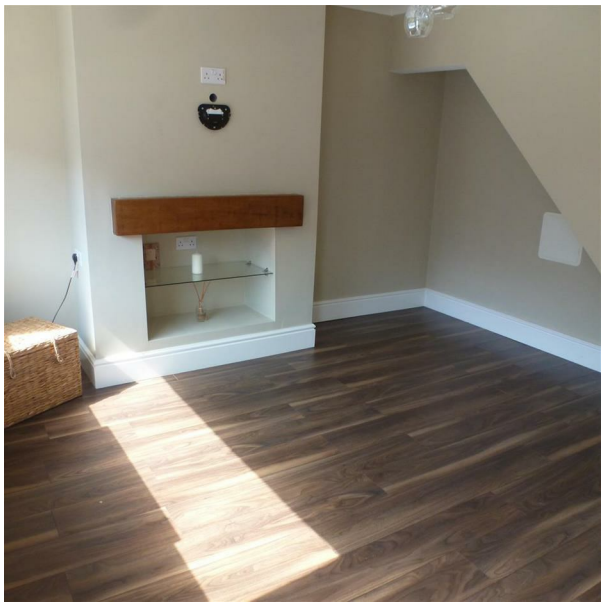
LOUNGE (FRONT)

12'11" x 12'11" (3.94 x 3.95)

Approached via a double glazed entrance door this contemporary styled lounge has a double glazed window to the front elevation, fashionable dark laminate flooring and radiator. The focal point of this room is the accent chimney breast which has feature recess with a glass display shelf and a wooden mantle. Wall mounted TV point.

LOUNGE

Additional photo



INNER LOBBY

Giving access into the kitchen and bathroom. Staircase leads upto the first floor bedroom accommodation.

KITCHEN/BREAKFAST ROOM

11'1" x 16'10" maximum (3.39 x 5.14 maximum)

Reducing to 3.78m. This fabulous L shaped kitchen is fitted with an abundance of white high gloss base and wall cupboards incorporating a central island/breakfast bar unit. Included in the sale are the electric oven, gas hob with an extractor above. The contrasting dark wooden effect work surfaces are inset with a stainless steel sink unit and has space beneath for washing machine etc. Striking complementary tiled splash backs. Inset spot lighting to ceiling plus a fashionable down light above the breakfast bar area. Double glazed window and door. Two radiators. Dark laminate flooring.

KITCHEN/BREAKFAST ROOM

Additional photo

BATHROOM/WC

5'11" x 6'6" (1.82 x 1.99)

This stunning bathroom is fitted with a suite in white comprising an L shaped bath with a glass screen and a dual head shower fitting above, a pedestal wash hand basin and a low flush wc. Fabulous contrasting grey mottled ceramic tiling to both the walls and floor. Small double glazed window. Extractor fan. Wall mounted chrome heated towel rail.

FIRST FLOOR LANDING

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BEDROOM 1 (FRONT)

12'11" x 10'10" (3.96 x 3.32)

Double glazed window to the front elevation, radiator and useful single storage cupboard which houses the new Baxi gas fired boiler.

BEDROOM 1 (FRONT)

Additional photo

BEDROOM 2 (REAR)

12'11" x 10'6" (3.96 x 3.22)

Double glazed window. Radiator. Double wardrobe cupboard providing hanging space and useful shelving.

BEDROOM 2

Additional photo

OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is concreted for ease of maintenance and stands behind a new wooden fence. The enclosed rear garden can also be accessed via a secure high wrought iron gate and is lawned with a central paved pathway leading to the two timber garden sheds.

COUNCIL TAX BAND & EPC

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 £836.00 is required.

VIEWING ARRANGEMENTS

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

OPENING TIMES

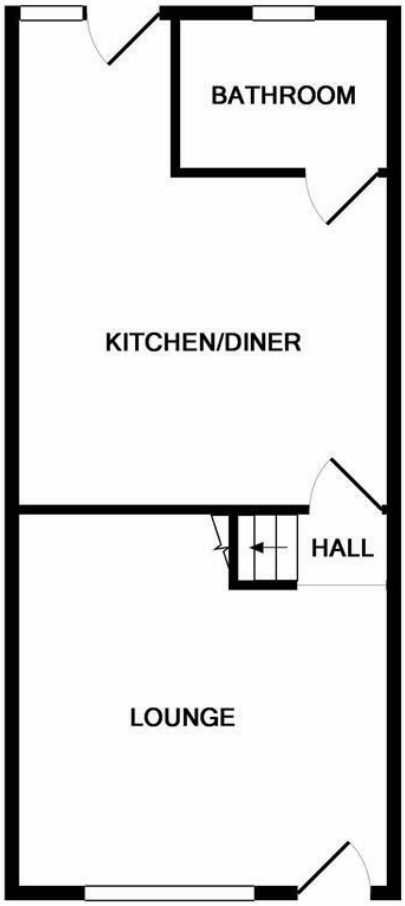
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

TENURE - FREEHOLD

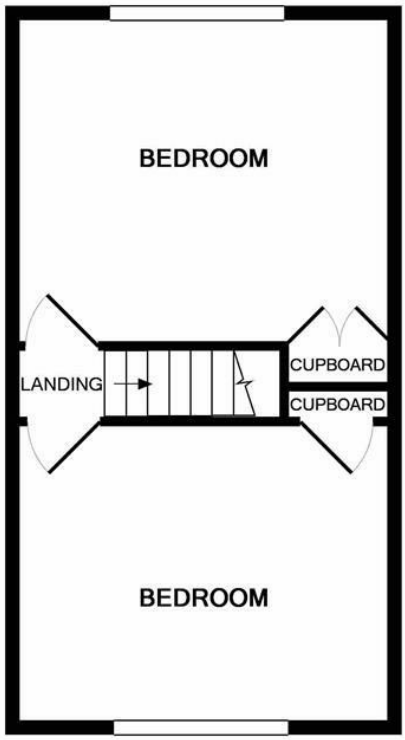
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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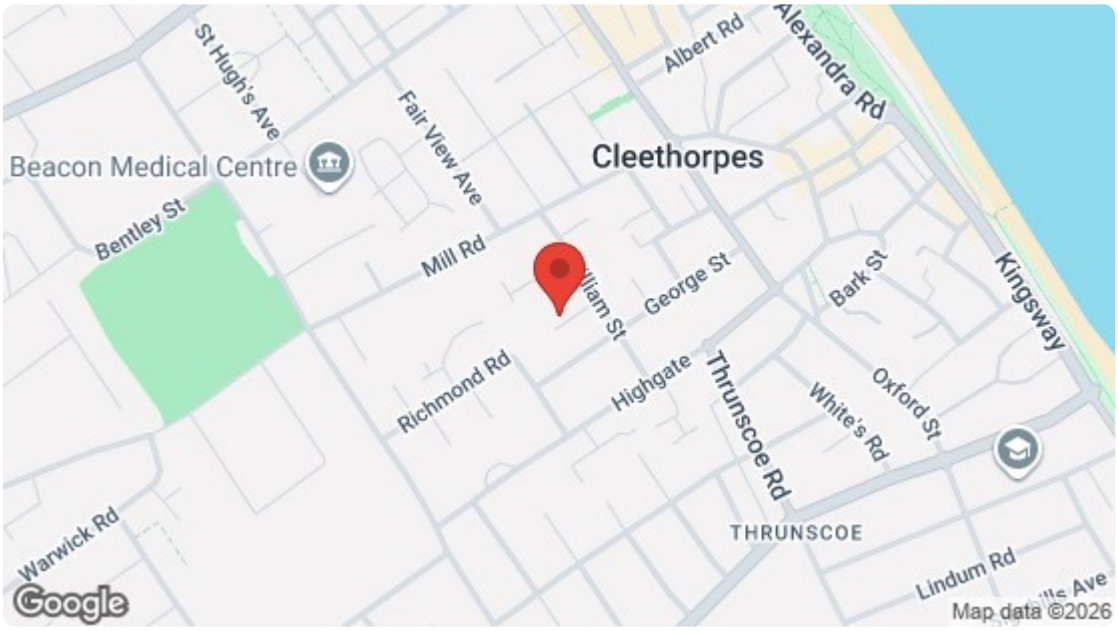

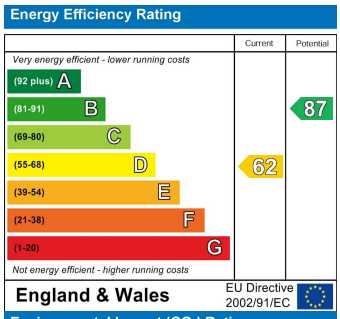

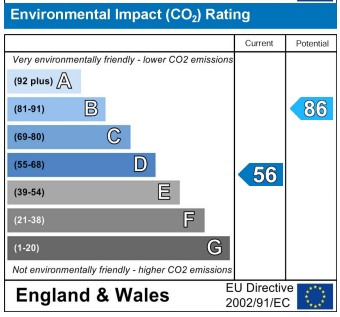

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out 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.