



# Canters

Chartered Surveyors

St. Hughs Avenue, Cleethorpes, DN35 8EE

**TO LET - £850pcm (DEPOSIT - £980)**

Viewing is recommended on this three-bedroom semi-detached house, situated within this popular and much sought-after residential area. The accommodation, which benefits from uPVC double glazing and a gas-fired central heating system, briefly comprises a hallway, sitting room, kitchen and bathroom to the ground floor. To the first floor are three bedrooms and a separate WC. There is off-road parking to the front, and the property enjoys a garden to the side and rear, predominantly laid to lawn.

St. Hughs Avenue can be found off Bentley Street and is conveniently located close to St. Peters Avenue, with its wide variety of shops, service providers, eateries, public houses and having coastal attractions nearby.

<b>Entrance Hall</b>	Accessed via a uPVC part double glazed entrance door, with return staircase to the first floor and useful under-stairs storage.
<b>Sitting Room</b>	4.56m x 3.62m A bright and well-proportioned reception room with window to the front aspect and two uPVC double glazed doors opening onto the patio area.
<b>Kitchen</b>	2.51m x 3.61m Fitted with a range of wall and base units incorporating a drainer sink unit with mixer tap over, contrasting worktops with matching upstands. Integrated appliances include a Bosch oven and four-ring gas hob with chimney-style extractor over. There is space for a washing machine, splashback tiling, and a window overlooking the rear garden. A uPVC door provides access to the exterior.
<b>Bathroom</b>	Comprising a panelled bath with glass screen and combination rainhead shower fitting over, vanity-style wash hand basin and low flush WC. Tiled walls and ceiling downlights.
<b>First Floor</b>	
<b>Bedroom One</b>	4.19m x 3.64m Dual aspect windows and coving to the ceiling.
<b>Bedroom Two</b>	3.27m x 2.89m With window to the rear aspect and coving to the ceiling.
<b>Bedroom Three</b>	3.02m x 1.97m With window to the front aspect.
<b>Separate WC</b>	Fitted with a WC and wall-hung wash hand basin, with ceiling downlights.
<b>Outside</b>	The front garden is laid to concrete providing off-road parking. The rear garden extends to the side of the property and is predominantly laid to lawn, with a patio area and garden shed.
<b>Tenancy Details</b>	Available to let on an unfurnished basis by way of an Assured Shorthold Tenancy Agreement (AST) for a minimum term of six months at a rent of £850 per calendar month. A deposit of £980 is payable and will be held within a Deposit Protection Scheme (DPS).
<b>Council Tax Band:</b>	'A' NB: This may be reviewed by the Local Authority.
<b>EPC Rating:</b>	'D'

#### **Further Information and to View:**

Viewing by appointment only, contact [enquiries@canters.co.uk](mailto:enquiries@canters.co.uk) 01472 356143.

**Disclaimer:** This floor plan is provided for illustrative purposes only and is not to scale. It should not be relied upon for accuracy. The image remains the intellectual property of Canters and must not be reproduced without consent.

#### **Property Management and Lettings**

If you are a landlord looking to relieve yourself of the stress associated with managing tenanted properties, or if you are seeking tenants, Canters would be delighted to help. We offer outstanding property management services alongside a quick turnaround letting service. To discuss your requirements, please call 01472 356143 or email [enquiries@canters.co.uk](mailto:enquiries@canters.co.uk) .

## ADDITIONAL PHOTOS & PLANS



Kitchen



Sitting Room



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 13/02/2026

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## ADDITIONAL PHOTOS & PLANS



Separate WC



Rear Garden



Rear Garden

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