



Sydney Street, Cleethorpes, DN35 7NQ
FOR SALE - £65,000 (Subject to existing tenancy)

CanTERS
Chartered Surveyors

A three-bedroom mid-terraced house currently let on an assumed periodic tenancy, situated just off Park Street in this established residential area of Cleethorpes. The property is conveniently positioned for a range of local amenities along Cleethorpe Road and Grimsby Road, including Aldi Supermarket, Tesco Express, Starbucks and Grimsby Town Football Club.

Offering accommodation arranged over two floors, the property benefits from uPVC double glazing, gas fired central heating and solar panels. The accommodation briefly comprises; entrance hallway, through living/dining room, kitchen, rear lobby and bathroom to the ground floor, with three bedrooms to the first floor.

Open Porch	With tiled floor.
Hallway	With uPVC entrance door and stairs leading to the first floor accommodation.
Through Sitting Room	
Living Area	3.45m plus bay x 3.17m
Dining Area	3.71m x 3.33m With window to the rear aspect.
Kitchen	3.95m x 2.72m Fitted with a range of wall and base units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap. Built-in oven, four-ring gas hob with stainless steel chimney extractor over. Wall mounted central heating boiler, window to the side aspect and door leading to the rear lobby.
Rear Lobby	With part glazed uPVC door.
Bathroom	Fitted with a suite comprising bath with mixer tap, separate tiled shower enclosure, WC and vanity wash hand basin. Downlights to the ceiling and two windows to the rear aspect.
Landing	With storage cupboard off and access to three bedrooms.
Bedroom 1	4.29m x 3.44m With window to the front aspect.
Bedroom 2	3.78m x 2.68m With window to the rear aspect.
Bedroom 3	3.82m x 2.76m With window to the rear aspect.
Outside	Enclosed rear yard with fencing and wall boundaries together with concrete pathway.
Tenancy Details	The property is let on an assumed periodic tenancy which commenced on 27 March 2024. The current rent is £495 per calendar month.
Tenure	We are verbally advised that the property is of freehold tenure, although we are awaiting formal confirmation from the vendor's solicitor.
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
Solar Panels	We are advised by the vendor that the contract for the solar panels are the original FIT tariff contracts which end December 2036. We are also advised that the income per annum ranges from £1,000 to £1,200 per annum. Please contact this office for further confirmation.
EPC Rating:	'C (70)'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 12/05/2026

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ADDITIONAL PHOTOS & PLANS



Living Area



Dining Area



Kitchen



Bathroom



Bedroom 1



Bedroom 2

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