



6 Whitehall Country Cottages Cleethorpes, DN35 0TX

A delightful cottage located in the popular Whitehall Country Cottages development - just off North Sea Lane, Cleethorpes. With accommodation offering Entrance Hall, Cloakroom, Study/Office/single Bedroom to the ground floor. First floor landing leads to the Master bedroom with dressing room off. Additional room which can be utilized as a hobbies/croft room and has built in cupboards. Shower Room. Gas Central Heating System. Double glazing. Car port/covered parking. Communal courtyard gardens. Immediate Availability.

- CHARACTER COTTAGE IN DELIGHTFUL COURTYARD
- ENTRANCE HALL & CLOAKROOM
- GENEROUS LOUNGE/DINING ROOM
- KITCHEN WITH APPLIANCES
- STUDY/SINGLE BEDROOM TO GROUND FLOOR
- MASTER BEDROOM WITH WALK IN DRESSING ROOM
- ADDITIONAL ROOM - IDEAL FOR HOBBIES ROOM ETC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- CAR PORT/COVERED PARKING
- IMMEDIATE AVAILABILITY

£750 Per Calendar Month



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

ENTRANCE HALL



CLOAKROOM

5'8" x 2'11" (1.74m x 0.91m)

With low flush wc and wall mounted vanity hand basin. Ceramic tiling to dado height. Extractor unit.



LIVING/DINING ROOM

19'7" x 14'4" (5.97m x 4.39m)

A generously proportioned room with feature fireplace with Coal Effect Electric fire. Plenty of natural light provided by the decorative leaded triple glazed section and door which leads to the rear courtyard and paved patio seating space. Additional double glazed and decorative leaded window. 2 x central heating radiators. Coving to the ceiling. 4 x wall light points. and 2 x ceiling light fittings.



KITCHEN

4.09M X 1.88M (WIDENING TO 2.82M MAX - INTO Unders)

Fitted with a good range of modern wall, base & drawer units with complimentary work surfacing and inset right hand drainer stainless steel sink unit with mixer tap. Built in oven, hob & extractor unit. Space for fridge/freezer. Plumbing for automatic washing machine and additional work surface to the under stairs recess area. Central heating radiator. Extensive ceramic tiling to walls. Double glazed decorative leaded window to front aspect.



STUDY/BEDROOM

10'2" x 5'8" maximum (3.11m x 1.74m maximum)

With double glazed decorative leaded window to front aspect. Coving to the ceiling. Central heating radiator.



FIRST FLOOR LANDING

BEDROOM

11'1" max x 9'7" (3.40m max x 2.93m)

Measurements are maximum floor area as there is a sloping ceiling with double glazed skylight window. Central heating radiator. Open plan to:-



DRESSING ROOM

9'11" x 9'10" max (3.04m x 3.02m max)

With ample space for drawers/cupboards/dressing table etc and provides a full length handing rail for clothes.



HOBBIES ROOM

9'" x 9'6" maximum (2.74m x 2.90m maximum)

With built in floor to ceiling airing/storage cupboard which also houses the gas central heating boiler. Eaves access/storage. Central heating radiator.



SHOWER ROOM

6'0" x 6'11" (1.85 x 2.13)

With shower enclosure, low flush WC and pedestal hand basin. Extensive ceramic tiling. Eaves access/storage. Central heating radiator. Double glazed skylight window.



OUTSIDE

Enjoying a courtyard arrangement with car port/covered parking located to the side of the property.

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

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

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

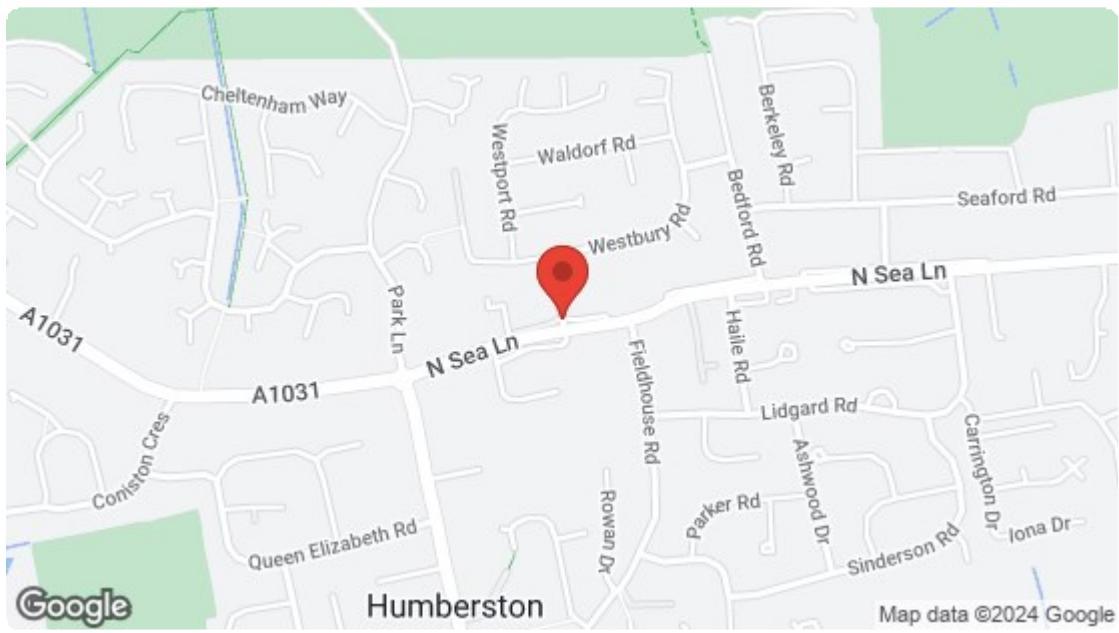
Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit, normally equal to one month's rent is required unless otherwise stated.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Current		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.