



18 St. Heliers Road Cleethorpes, DN35 7LQ

Situated off Grimsby Road is this bay fronted mid terrace property with immediate availability. Accommodation comprises Entrance Porch, Hall, Living Room, Sitting/Dining Room. Kitchen and rear breakfast room. First floor landing serves Two Bedrooms plus a boxroom/office and a stylish bathroom. Additional fixed staircase leads to the loft room/office/storage. Gas Central heating system. Double Glazing. Front & Rear gardens.

- BAY FRONTED MID TERRACE HOUSE
- ENTRANCE PORCH & HALL
- LIVING ROOM WITH FEATURE FIREPLACE AND BAY TO FRONT
- SEPARATE SITTING/DINING ROOM
- KITCHEN WITH BUILT IN DOUBLE OVEN & GAS HOB
- REAR BREAKFAST/SUN ROOM WITH FRENCH DOORS TO GARDEN
- TWO BEDROOMS, BATHROOM & BOXROOM/OFFICE TO FIRST FLOOR
- FIXED STAIRCASE LEADING TO THE LOFT ROOM/OFFICE/STORAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- FRONT & REAR GARDENS. IMMEDIATE AVAILABILITY



£625 Per Calendar Month

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

11'1" (13'1" into bay) x 9'4" (3.39m (4.0m into bay) x 2.87m)

With feature fireplace, central heating radiator, double glazed bay window to front



SITTING/DINING ROOM

11'10" x 12'10" excluding the understair recess (3.61m x 3.93m excluding the understair recess)

With wall mounted electric fire, central heating radiator, double glazed window to rear



KITCHEN

12'6" x 7'10" (3.83m x 2.40m)

With wall and base units with cream frontages, oak style work surfacing with inset stainless steel sink unit. Built in double oven and gas hob. Central heating radiator. 2 x double glazed windows and a double glazed door. Open plan flat arch to:-



BREAKFAST/SUN ROOM

7'4" x 7'6" (2.26m x 2.31m)

Double glazed window and French door to garden. Central heating radiator. Recess lighting to sloping ceiling.



FIRST FLOOR LANDING

With secondary fixed stairs to the loft room.

BEDROOM 1

11'1" x 12'10" (3.38m x 3.93m)

Having built in cupboard, central heating radiator. Double glazed window to front



BEDROOM 2

11'10" x 7'8" (3.62m x 2.36m)

Build in cupboard, central heating radiator, double glazed window to rear



BATHROOM

6'5" x 4'8" (1.97m x 1.43m)

With white roll top bath having Victorian style shower handset over. Low flush WC, Circular wash basin. Wall mounted gas central heating boiler. Chrome towel radiator. Cream ceramic tiling with border relief tile to walls. Extractor unit.



BOXROOM/OFFICE

5'9" x 7'11" (1.76m x 2.43m)

With double glazed window to the rear. Central heating radiator.



LOFT ROOM/OFFICE/STORAGE

11'5" x 13'1" maximum (3.48m x 4.0m maximum)

With sloping ceiling (limited head room) Eaves storage to either side. Central heating radiator. Double glazed skylight window.



OUTSIDE

The property has gardens to the front & rear. Patio area adjacent to the rear of the property. Rear gated pedestrian access.

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

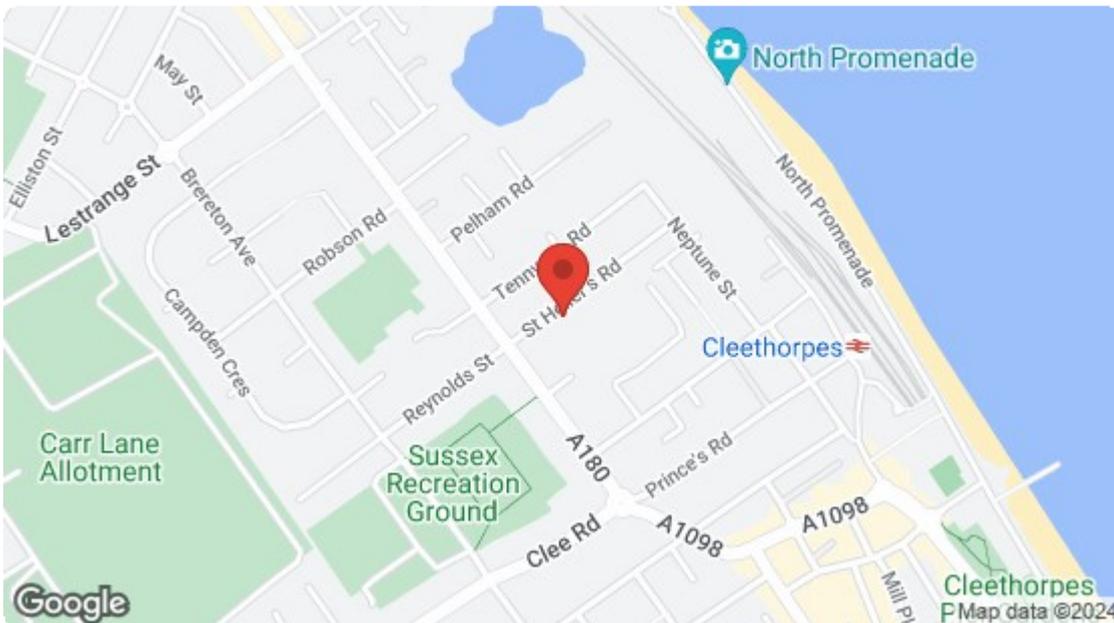
The general rule of thumb is your annual income should be 30 times the monthly rent.

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 of £720.00 is required unless otherwise stated.

COUNCIL TAX BAND

Council Tax Band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	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 firm's employment 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.