



221 Welholme Road Grimsby, North East Lincolnshire DN32 9JD

A WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY SITUATED CLOSE TO WELHOLME ACADEMY SCHOOL. THE PROPERTY HAS BEEN EMULSIONED IN WHITE THROUGHOUT AND OFFERS ENTRANCE HALL, LOUNGE, DINING ROOM, MODERN KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR. REAR LOBBY. GROUND FLOOR BATHROOM WITH WHITE SUITE. THREE GENEROUS BEDROOMS TO FIRST FLOOR. FRONT AND REAR GARDENS. GAS CENTRAL HEATING SYSTEM. DOUBLE GLAZING. AVAILABLE EARLY APRIL, 2026

£650 Per Calendar Month

- MID TERRACE PROPERTY
- MODERN INTERIOR, EMULSIONED IN WHITE THROUGHOUT
- LOUNGE & DINING/SITTING ROOM
- MODERN KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR
- REAR LOBBY LEADING TO REAR GARDEN
- GROUND FLOOR BATHROOM WITH WHITE SUITE
- THREE GENEROUS BEDROOMS
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- AVAILABLE EARLY APRIL 2026
- EPC D. COUNCIL TAX BAND A



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE PORCH

With ornate Victorian style tiled floor. Ceramic tiling to walls. Being open plan and leading to the:-

ENTRANCE HALL

With modern laminate flooring, staircase with wall mounted handrail. Directly off is the:-

DINING/SITTING ROOM

14'2" x 10'8" (4.33m x 3.27m)

With double glazed window to the rear. Recess to the chimney breast. Central heating radiator. Open plan flat arch leads to:-



LOUNGE

11'11" x 10'4" (3.64m x 3.16m)

With double glazed window to the front, wall mounted ornate electric fire, cornice to the ceiling. Central heating radiator.



KITCHEN

13'4" x 8'3" (4.08m x 2.52m)

Fitted with a modern range of wall and base units in a "Limed Oak" style finish with complimentary chrome D handles. Black speckled work surfacing with inset left hand drainer stainless steel sink unit with mixer tap. Built in electric oven, Gas hob and chrome Extractor hood. Space for fridge/freezer and automatic washing machine. Beige ceramic tiled floor. Grey tiling to splashback areas. Double glazed window to rear.



KITCHEN



REAR LOBBY

With door giving access to the rear/garden. Built in floor-ceiling airing cupboard. Continuation of the cream ceramic tiled floor. Directly off is the:-

BATHROOM

8'3" x 5'3" (2.52m x 1.62m)

With suite in white comprising pedestal wash basin, low flush WC and paneled bath with Triton shower system over. Cream ceramic tiling to bath area and to the floor. Central heating radiator. Extractor fan. Double glazed window to rear.



BATHROOM



FIRST FLOOR LANDING

With spelled balustrade, loft access and all rooms directly off as follows:-

BEDROOM 1

13'10" x 11'11" (4.22m x 3.65m)

Double glazed window to front, central heating radiator



BEDROOM 2

14'4" x 8'3" (4.37m x 2.54m)

Double glazed window to the rear, central heating radiator



BEDROOM 3

13'6" x 8'6" (4.12m x 2.60m)

Double glazed window to rear, central heating radiator



OUTSIDE

The property has gardens to the front & rear. The fore garden is gravelled & walled with wrought iron gate. The rear garden is concreted for ease & maintenance with boundaries defined by hedging/fencing/walling. Rear pedestrian access. Outside tap.



COUNCIL TAX BAND & EPC RATING

Council 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 £750.00 is required.

VIEWING ARRANGEMENTS

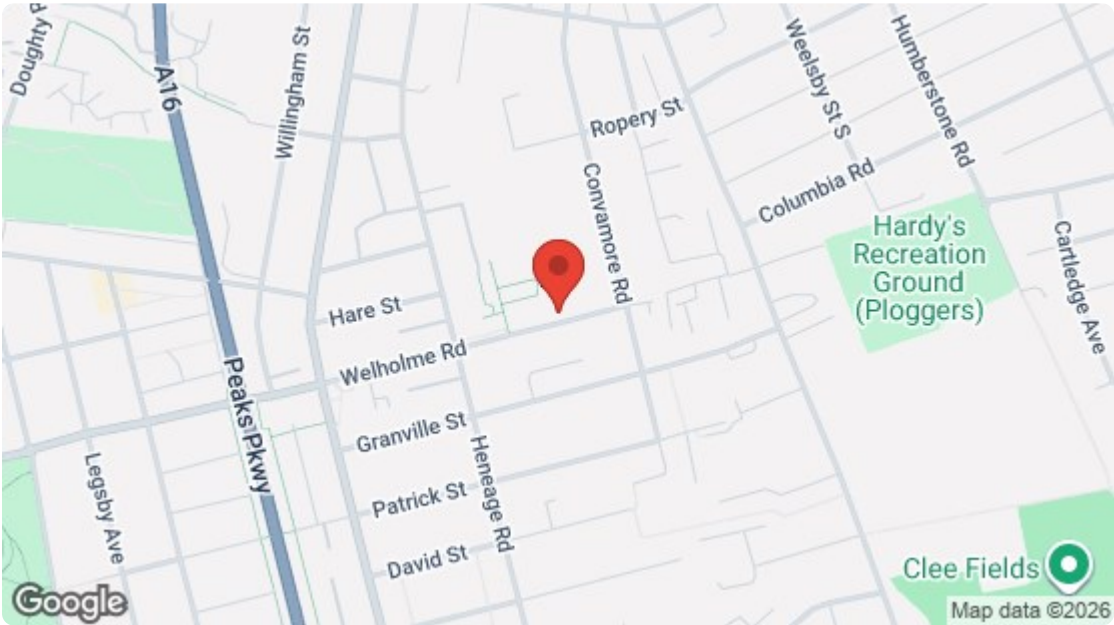
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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 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.