



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Hey Street

Cleethorpes
DN35 8TG

Monthly Rental Of £850
Deposit Of £980

Situated on Hey Street, this well-presented property offers a delightful blend of modern comfort and traditional charm. The property has on-street parking available to the front, along with a beautifully kept garden that features a brick boundary and well-maintained shrubbery. Upon entering the property, you are welcomed by a spacious hallway with a porchway and an inner storm door, offering additional security. The lounge is located at the front of the ground floor and is exceptionally light and airy, thanks to its large floor-to-ceiling bay window. Freshly painted and neutrally decorated, the room includes shelving and storage units on either side of the chimney breast, as well as a wall-mounted TV, making it an ideal space for relaxation. More information available in branch.

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Front

Situated on Hey Street the property has on street parking available to the front, along with a garden with brick boundary and well kept shrubbery.

Hallway

15' 4" x 2' 11" (4.68m x 0.9m)

The entrance hall includes a porchway with an inner storm door for additional security.

Lounge

13' 2" x 10' 6" (4.01m x 3.19m)

The lounge is situated at the front of the ground floor and in extremely light and airy having been freshly painted and boasting a large floor to ceiling bay window. There is shelving and storage units either side of the chimney breast with a wall mounted TV.

Dining Room

13' 9" x 12' 7" (4.20m x 3.83m)

The dining room is an extension of the kitchen and benefits from light from both front and rear of the property. The room has been neutrally decorated and the wooden flooring from the lounge continues into the dining area. PVC window to the rear elevation.

Kitchen

12' 7" x 7' 10" (3.84m x 2.38m)

The galley style kitchen combines modern and rustic charm and is well kitted out with a double oven, five ring gas burner, fridge/freezer, dishwasher, washing machine and larder unit. Wooden parquet flooring compliments the room well. PVC window to side elevation.

Rear Lobby

5' 1" x 5' 1" (1.55m x 1.56m)

To the rear of the kitchen is a lobby that provides access to the rear garden and downstairs WC.

Downstairs WC

5' 1" x 2' 9" (1.56m x 0.83m)

Fitted with a modern vanity basin and white WC, the room provides extra convenience in addition to the upstairs bathroom.

Bedroom One

13' 9" x 11' 1" (4.20m x 3.39m)

To the front of the first floor is the main bedroom spanning the full width of the property. The room is a very good side double with plenty of space for additional furniture. Neutrally decorated throughout.

Bedroom Two

12' 7" x 8' 4" (3.83m x 2.54m)

The second bedroom is also a good size double room which has been neutrally decorated.

Bathroom

12' 9" x 7' 10" (3.88m x 2.38m)

The wow factor. An exceptional bathroom suite with freestanding double ended bath, separate shower area with overhead waterfall and hand held shower, 'his and her' hand basins atop a rustic vanity unit, and a modern WC. Tiled floor and wet area, with black fixtures and fittings. PVC double glazed unit to rear and side elevation.

Rear Garden

The rear garden is a south-westerly facing sun trap and a great area for socialising. There is an outbuilding, useful for additional storage of outdoor items.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

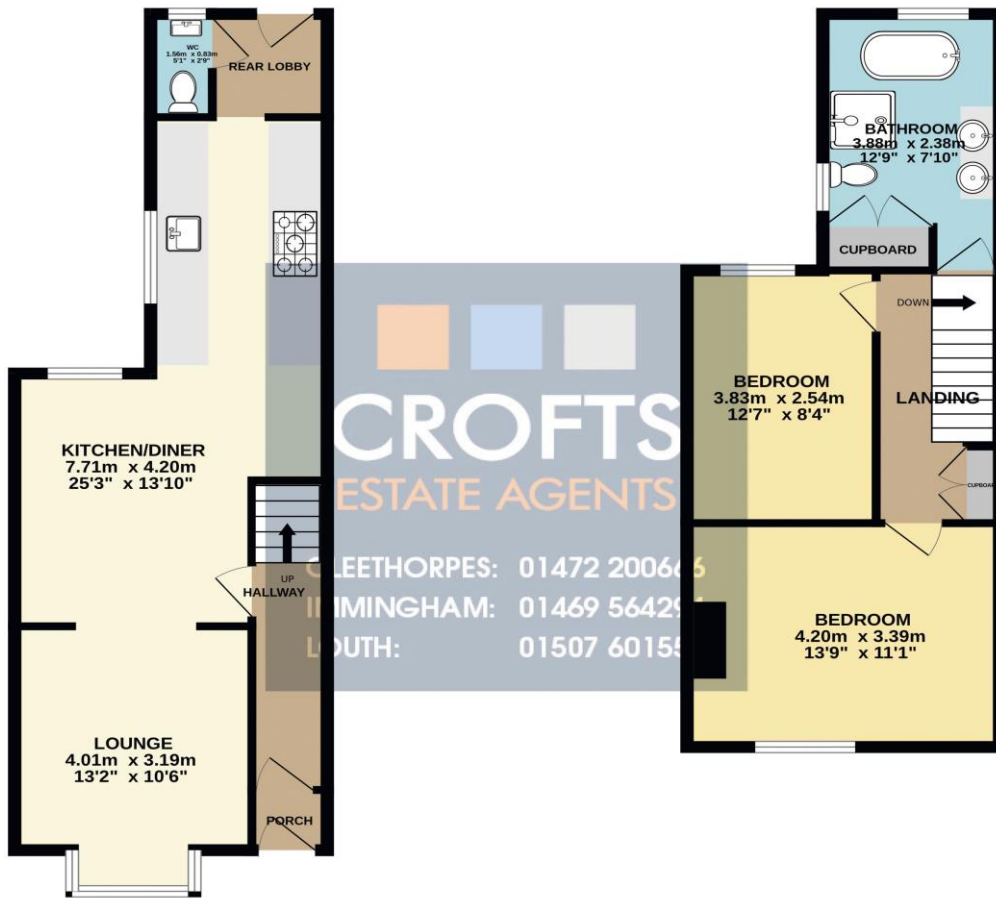
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
44.3 sq.m. (477 sq.ft.) approx.

1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 83.3 sq.m. (897 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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