



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



17 Francis Avenue

£795 Per Month

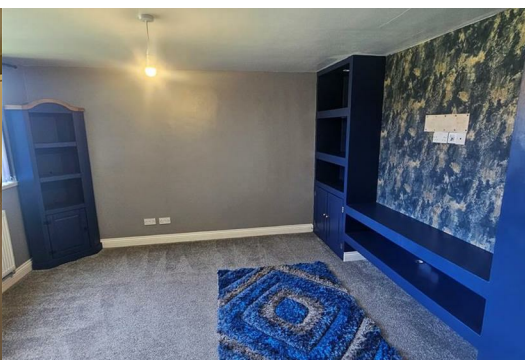
WITHERNSEA, HU19 2LS



This good sized 3/4 bedroom property with large gardens is available immediately.

Briefly comprising of: entrance hall, ground floor WC, kitchen, dining room/bedroom, 3 first floor bedrooms and a family bathroom. Outside is a brick built shed and gardens to the front and rear.

Please contact the office for a viewing. 1 month rent plus deposit of £917 is payable on acceptance of application.





Entrance Hall

Spacious entrance hall with stairs to the first floor.

WC

Ground floor wc.

Lounge

Kitchen 967'10" x 918'8" (295 x 280)

2.95m x 2.80m (9' 8" x 9' 2") Basic fitted kitchen range with access out to the rear garden.

Bedroom 1 1312'4" x 1017'1" (400 x 310)

4.00m x 3.10m (13' 1" x 10' 2") Double bedroom with a front facing window.

Bedroom 2 1213'11" x 984'3" (370 x 300)

3.70m x 3.00m (12' 2" x 9' 10") Double bedroom with a rear facing window.

Bedroom 3 853'0" x 902'3" (260 x 275)

2.60m max x 2.75m (8' 6" x 9') Single bedroom with a window to the front.

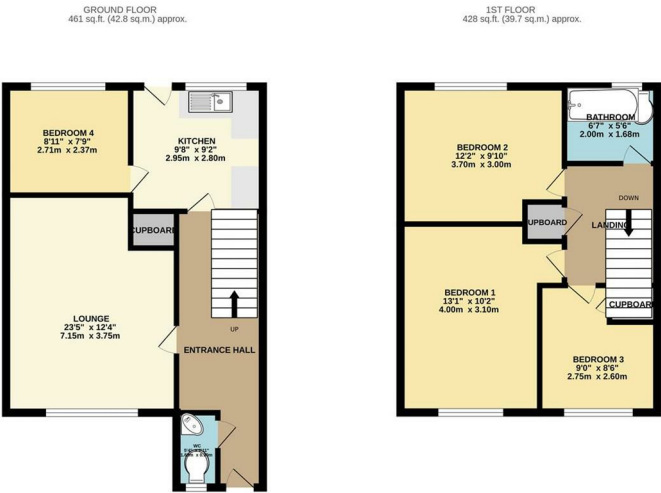
Bedroom 4/ Dining room

Bathroom

Fitted with a low level WC, wash hand basin and bath.

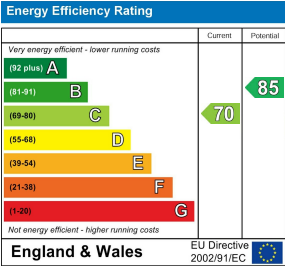
Garden

To the front is an open aspect garden. To the rear is a mostly grassed garden with brick shed.



Energy Efficiency Graph

Tenure:



Council tax is paid to the East Riding of Yorkshire Council, we are advised the property is in valuation band A From our office head south on Queen Street, turn left onto Victoria Avenue, follow the road round onto Highfield and Ryecroft Drive where Francis Avenue is on the right hand side, follow this road to the right where this property is at the end. Withernsea is a popular Seaside Town, with a variety of local facilities, including a leisure centre. There are a full range of schools and local doctors surgery. The town benefits from a lovely Promenade and the summer sees a host of activities for all age groups, including a Carnival and Summer Time Special. There is a regular bus service through to the City of Hull.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

