



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



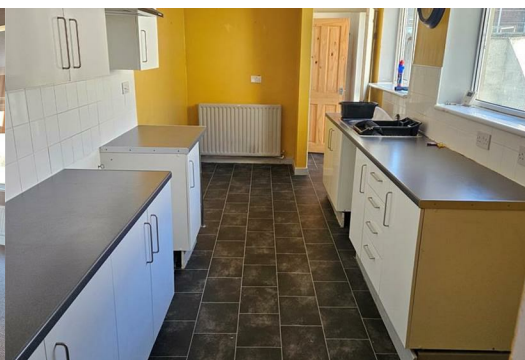
22 Queen Street

£650 Per Month

WITHERNSEA, HU19 2AP



Spacious three bedroom terrace house with a low maintenance rear yard, fully double glazed and with gas central heating. Briefly comprised of an entrance hall, open plan lounge diner, long galleried kitchen with a ground floor WC and access out to a rear yard. To the first floor are three bedrooms and a family bathroom.



Hall

Front door leading into the hallway, ceiling light, radiator and stairs to first floor.

Lounge/Dining Room 2444'3" x 1345'2" (745 x 410)

7.45m x 4.10m widest point (24' 5" x 13' 5") Carpet, fireplace, radiator, ceiling light & two upvc windows.

Kitchen 1919'3" x 803'10" (585 x 245)

5.85m x 2.45m (19' 2" x 8' 0")With a range of base and wall fitted wooden units, works tops, white sink and drainer, radiator, upvc window and ceiling light. Rear upvc door.

WC

WC and wash hand basin, upvc window and ceiling light

Bedroom One 1443'7" x 1213'11" (440 x 370)

3.70m x 4.40m (12' 2" x 14' 5")Carpet, upvc window, radiator and ceiling light

Bedroom Two 1131'11" x 1213'11" (345 x 370)

3.70m x 3.45m (12' 2" x 11' 4")Range of fitted wardrobes, carpet, upvc window, radiator and ceiling light.

Bedroom Three 885'10" x 1213'11" (270 x 370)

3.70m x 2.70m (12' 2" x 8' 10")Carpet, ceiling light, upvc window and radiator.

Bathroom 1131'11" x 803'10" (345 x 245)

3.45m x 2.45m (11' 4" x 8' 0") white bathroom suite comprising of bath, low level wc, wash hand basin and separate shower cubicle with electric shower, tiled in white tiles. Enclosed ceiling light, radiator & grey vinyl flooring.

Garden

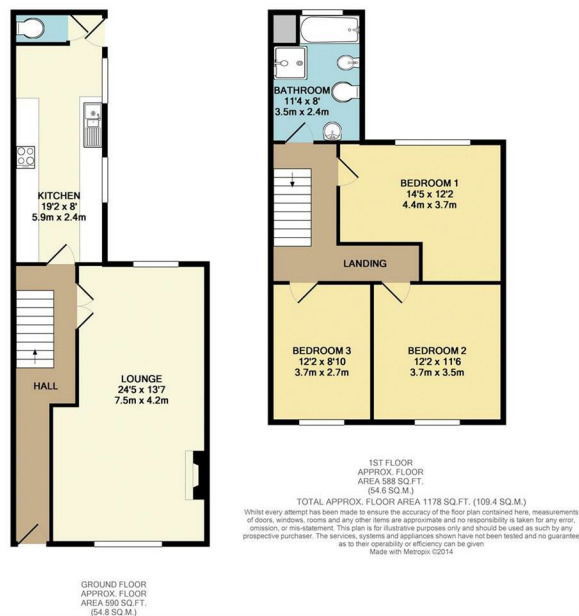
To the rear of the property is a small court yard.

Services

Services include mains drainage, electric and gas connections. Water is on a meter. Gas and Electric provided by Utilita and both are on meter usage. Council Tax Band A.

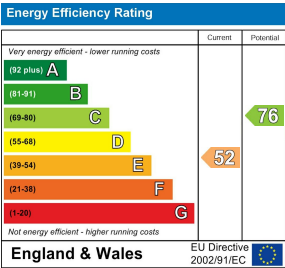
Parking

There is no off road parking, parking on Queen Street and there are no permit restrictions.



Energy Efficiency Graph

Tenure:



Services include mains gas, electric and drainage connections. Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band A. Current 2014/2015 annual fees are £1043.40 From our office head north on Queen Street over both sets of mini roundabouts and the property is located on the left hand side, clearly identified by our for sale board.

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.

