



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



55 Queen Street

£650 Per Month

WITHERNSEA, HU19 2AR



Newly refurbished three bedroom house in a central location close to the schools and centre of town. Having had a full series of refurbishment to include a new kitchen and bathroom, fully redecorated, carpeted throughout and much more. With Upvc double glazing and gas central heating in place. Briefly comprising; entrance hall with access through to the rear yard, lounge, kitchen diner, three first floor bedrooms and the bathroom. The property is now ready for viewings, so contact the office today to arrange.





Hall 1902'11" x 574'2" (580 x 175)

5.80m x 1.75m (19' x 5' 9") Upvc front entrance door opens to the hall with stairs rising to the first floor with a cupboard below and a Upvc door opening to the rear garden.

Lounge 1377'11" x 1312'4" (420 x 400)

4.20m x 4.00m (13' 9" x 13' 1") Ceiling light, central heating radiator and a Upvc window.

Kitchen Diner 1377'11" x 1460'0" (420 x 445)

4.20m x 4.45m (13' 9" x 14' 7") Modern fitted kitchen with units to the base and walls with an inset stainless steel sink and drainer unit with tiled splash backs and provisions for a slot in cooker.

Landing

Stairs rise and turn onto the landing with a Upvc window to the rear and provide access to all first floor accommodation.

Bedroom 1 1377'11" x 1312'4" (420 x 400)

4.20m x 4.00m (13' 9" x 13' 1") Ceiling light, central heating radiator and a Upvc window.

Bedroom 2 721'9" x 1263'1" (220 x 385)

2.20m x 3.85m (7' 3" x 12' 8") Ceiling light, central heating radiator and a Upvc window.

Bedroom 3 721'9" x 820'3" (220 x 250)

2.20m x 2.50m excluding door recess (7' 3" x 8' 2") Ceiling light, central heating radiator and a Upvc window.

Bathroom 869'5" x 705'5" (265 x 215)

2.65m x 2.15m (8' 8" x 7' 1") Newly fitted three piece white suite comprised of a panelled bath with electric shower, low level WC and pedestal wash hand basin.

Garden

To the rear is a private yard with a gate providing pedestrian access.

Parking

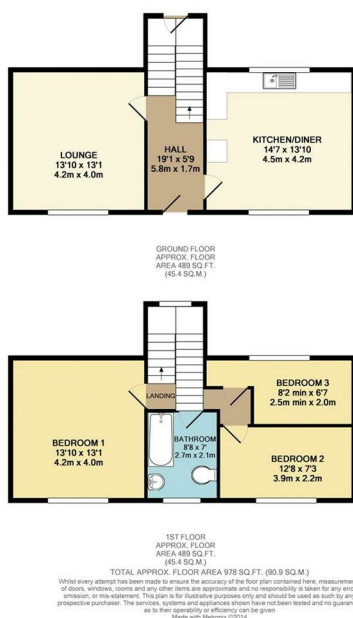
There is no off road parking, parking is on Queen Street and there are no permit restrictions.

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.

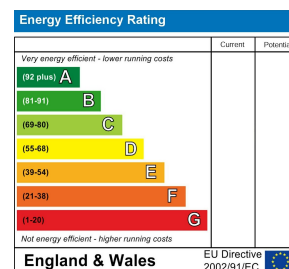
Mobile and Broadband

Mobile and Broadband (Full Fibre) are available. For more information on providers, predictive speeds and mobile coverage, please visit Ofcom checker.



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 the mini-roundabouts and the property is located on the right hand side.

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

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