



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



57a Bannister Street

£450 Per Month

Ground Floor Flat WITHERNSEA, HU19 2DT



This modern 1 bedroom ground floor apartment has gas central heating and double glazing throughout. Offering open plan and well designed living space, modern fitted kitchen with built in electric oven and hob and white bathroom with a shower over the bath. There is off street parking available. Located close to Withernsea town centre and only a short walk from the beach this apartment really does have a lot to offer. Please Note: photos shown are generic & may not be true representation of the apartment available.





Front Entrance Hall

Grand reception and opening to all the apartments, door to both the ground floor apartment and the duplex apartment, stairs leading to the first floor, communal lighting, original coving and skirting boards remain here.

Open plan kitchen/lounge 1335'4" x 1637'2" (407 x 499)

4.07m x 4.99m (13' 4" x 16' 4") Open plan living area, radiator, TV point, ceiling light, chrome spot lights over the kitchen area, upvc window, a good range of beech effect wall and base units, stainless steel sink and drainer with mixer tap, 4 ring electric stainless steel hob, stainless steel and black electric oven, black work tops with white tiled splash backs.

Lobby

Ceiling light, fuse box

Bedroom 1335'4" x 830'1" (407 x 253)

4.07m x 2.53m (13' 4" x 8' 4") Upvc window, ceiling light, radiator, TV point

Bathroom 879'3" x 547'11" (268 x 167)

White 3 piece suite comprising of low level wash hand basin, bath with overhead shower and wc, tiled in contemporary beige tiles around the bath and sink area, wood effect vinyl flooring, radiator, upvc frosted glass window, extractor fan, chrome ceiling spot lights,

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

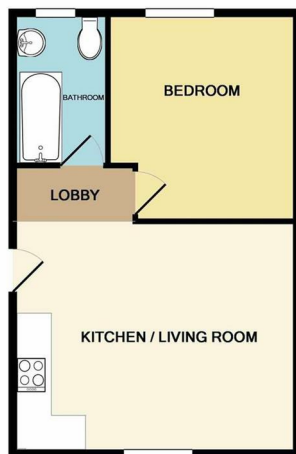
There is no off road parking, parking is on Bannister Street and there are no permit restrictions.

Mobile & Broadband

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

Heating

Hot water and central heating via a gas fired combination boiler.



TOTAL APPROX. FLOOR AREA 416 SQ.FT. (38.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Mains electricity, gas and water are connected to the property

Council tax is payable to East Riding of Yorkshire Council. Internet communications have confirmed that this apartment is in band A.

Bannister Street is located close to the town centre towards the north end of Withernsea. From the town centre, turn right at the mini round about immediately after the zebra crossing, Bannister Street is the first on the left and 57-59 are located on the left hand side.



Energy Efficiency Graph

Tenure:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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