



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



13 Edward Street

£600 Per Month

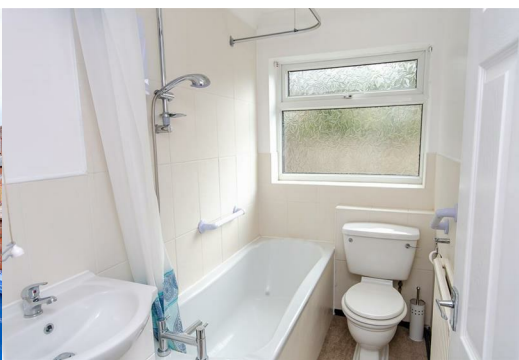
WITHERNSEA, HU19 2AA



Two bedroom end of terrace house located in the centre of the town.

The accommodation comprises; open plan lounge diner, fitted kitchen, ground floor bathroom and two bedrooms to the first floor, outside is a small rear garden with pedestrian access down the side. This property will be ready for viewings in the New Year. Contact us to register your interest.

Please note: The decor in the property may differ from the advertised photos.





Lounge 11'5" x 11'1" (3.50 x 3.40)

A uPVC front entrance door leads into the lounge with a uPVC window beside, radiator and open plan to the dining area.

Dining Area 11'5" x 8'2" (3.50 x 2.50)

Useful dining space leading onto the kitchen with a rear facing uPVC window, radiator and stairs leading to the first floor.

Kitchen 12'1" x 5'10" (3.70 x 1.80)

Modern high gloss fitted kitchen with beech block effect work surfaces and tiled splash backs, fitted with an electric oven and hob with stainless steel extraction hood, inset sink and drainer with mixer tap and plumbing below for a washing machine. UPVC window and door to the rear garden, tiled flooring, radiator and with a small lobby leading onto the bathroom that offers space for a fridge freezer.

Bathroom 7'10" x 4'7" (2.40 x 1.40)

Fitted with a three piece white suite comprising of a panelled bath with electric shower, low level WC and pedestal wash hand basin. Fully tiled walls and flooring, central heating radiator and an obscured glazed uPVC window.

Bedroom One 11'9" x 11'1" (3.60 x 3.40)

Front facing double bedroom with a uPVC window, radiator and loft access.

Bedroom Two 9'2" x 8'2" (2.80 x 2.50)

Rear facing bedroom with uPVC window, radiator and a cupboard housing the gas combi-boiler.

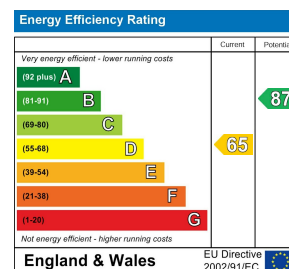
Garden

To the rear of the property is a grassed garden with pedestrian access leading down the side of the property. There is a right of way across this garden for the neighbouring property.



Energy Efficiency Graph

Tenure:



Council tax band A

From our office head north on Queen Street and turn left behind the Spread Eagle pub onto Edward Street where this property is on the left 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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