



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 193 Queen Street

WITHERNSEA, HU19 2JR

£400 Per Month



Based in the center of Withernsea, opposite the Post Office and above the Bazaar, this double, en-suite room is in a block with 3 other rooms. Offering ideal accommodation for single occupants looking for low maintenance accommodation in the area such as contract workers etc. The room is furnished with a double bed, wardrobe and drawer unit and has private en-suite shower room.

The communal living area comes with a fully fitted kitchen and lounge area with sofas, TV and dining table. Rents are per room per month to include all bills. There is an additional cost of £15.00 pcm for unlimited WiFi.

Deposit of £400.00 payable  
Rent in advance prior to tenancy commencement £400.00.

Please note this is a shared accommodation.





### Room 1 492'2" x 606'11" (150 x 185)

L-shaped room max measurements 5.15m x 4.10m (16' 11" x 13' 5") Ensuite 1.50m x 1.85m (4' 11" x 6' 1") With double bed, wardrobe and drawers. Ensuite shower room with three piece suite.

1" x 15' 1") Fully fitted kitchen with integrated oven an hob, white goods and small appliances. Four seat sofas with tv and a small table and chairs. Further kitchenette to the second floor with additional cooking facilities.

### Services

Gas and electric are part of the monthly rent and will be paid for by the landlord.

### Parking

There is no off street parking at the property.

### Council tax

Council tax is included in the rent.

### Mobile & Broadband

For mobile phone coverage, please see ofcom checker. Broadband is supplied at an additional cost of £15 PCM, paid to the landlord.

### Room 2 656'2" x 836'7" (200 x 255)

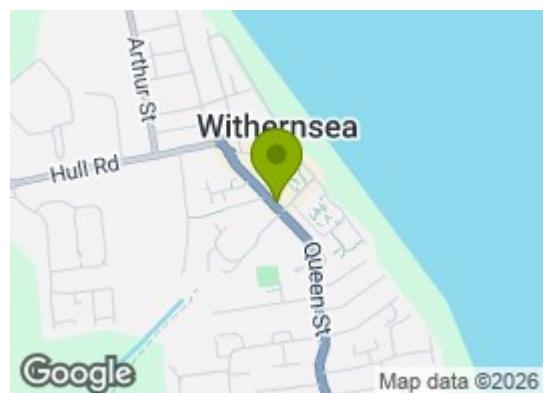
3.45m x 4.65m (11' 4" x 15' 3") ensuite 2.00m x 2.55m (6' 7" x 8' 4") With double bed, wardrobe and drawers. Ensuite shower room with three piece suite.

### Room 3 1049'10" x 853'0" (320 x 260)

3.20m x 2.60m (10' 6" x 8' 6") Ensuite 1.85m x 2.55m (6' 1" x 8' 4") With double bed, wardrobe and drawers. Ensuite shower room with three piece suite.

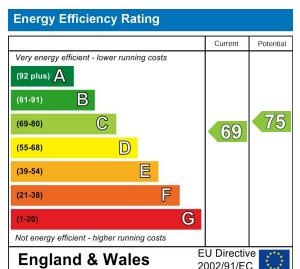
### Kitchen/Living Room 1804'6" x 1509'2" (550 x 460)

SHARED KITCHEN AREA 5.50m x 4.60m (18'



### Energy Efficiency Graph

#### Tenure:



Services include mains electric and drainage connections and the costs are covered in the monthly payments  
Council tax is paid by the landlord  
The property is located on Queen Street in the town centre opposite the post office and above The Bazaar.

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.

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