



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 42C Princes Avenue

£450 Per Month

WITHERNSEA, HU19 2JA



A second floor self contained apartment benefiting from gas central heating and double glazing. Briefly comprising of shared entrance and stairs to the second floor. Own door then leads into lounge, bedroom, shower room and kitchen with oven and hob.

Rent : £450 to be paid on sign in  
Deposit £519 to be paid on sign in





**Kitchen 869'5" x 984'3" (265 x 300)**

2.65m x 3.00m (8' 8" x 9' 10") Fitted with white units to the base and walls with contrasting speckle worktops over. Electric oven and hob with extraction fan. Stainless steel sink and drainer with plumbing for an automatic washing machine. Gas central heating boiler and separate water heater. Vinyl flooring, ceiling light, central heating radiator and a Upvc window.

**Shower Room 853'0" x 656'2" (260 x 200)**

2.60m max x 2.00m (8' 6" x 6' 7") With a three piece white suite comprised of a quadrant shower with electric unit, pedestal wash hand basin and low level WC. vinyl flooring, ceiling light, central heating radiator and obscured glazed Upvc window.

**Lounge (Reception) 1115'6" x 1115'6" (340 x 340)**

3.40m x 3.40m (11' 2" x 11' 2") Upvc window to

the rear aspect, ceiling light, central heating radiator and access to the buildings shared staircase.

**Bedroom 1312'4" x 754'7" (400 x 230)**

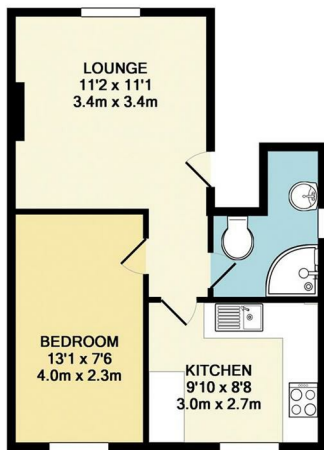
4.00m x 2.30m (13' 1" x 7' 7") Upvc window, ceiling light and central heating radiator.

**Agents Notes**

Services include mains gas, electric and drainage connections - these have not been tested by the agent. Hot water and heating are provided via a gas boiler.

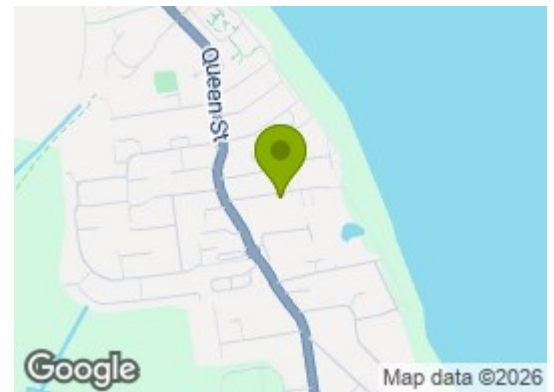
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

There is not parking with this property. Parking is on the street with no permits required



TOTAL APPROX. FLOOR AREA 361 SQ.FT. (33.5 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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**Energy Efficiency Graph**

**Tenure:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

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 2012/2013 annual fees are £1037.93

Starting from our office head right onto Queen Street, through the traffic lights and turn left onto Princess Avenue where number 42 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 firms employment has the authority to make/give any representation or warranty in respect of the property.

