



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Northfield

£800 Per Month

Withernsea, HU19 2BA



Inside, the layout comprises a good size living room and a kitchen diner at the rear. Upstairs there are three bedrooms and a shower room.

Externally, the property enjoys a south-facing rear garden.

1st month rent plus deposit of £923 is required on signing.





A long lawned front garden with a shared pathway leads to the entrance door, with the path continuing via a shared alleyway to gated access at the rear. The south-facing garden is also laid to lawn and enclosed by a mix of fenced and walled boundaries.

Inside, the hallway has stairs rising to the first floor and leads through to the lounge, centred around a feature fireplace. To the rear, the kitchen diner includes a fitted oven and hob, with doors opening directly onto the garden.

Upstairs, the landing gives access to three bedrooms and a shower room.

Hall

Lounge 14'5" x 12'7" (4.40 x 3.85)

Kitchen Diner 11'7" x 15'10" (3.55 x 4.85)

Landing

Bedroom One 14'5" x 11'5" (4.40 x 3.50)

Bedroom Two 11'9" x 11'5" (3.60 x 3.50)

Bedroom Three 6'0" x 11'1" (1.85 x 3.40)

Shower Room 5'1" x 7'2" (1.55 x 2.20)

Garden

Agent Note

Parking: unallocated parking available in nearby communal parking bays.

Heating & Hot Water: both are provided by a gas fired boiler.

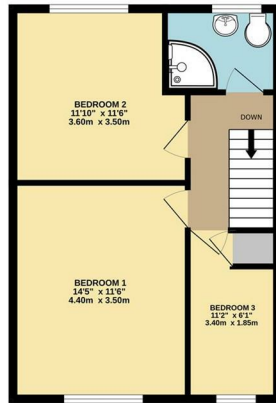
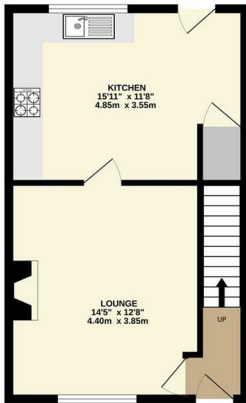
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band A.

The property is connected to mains gas and mains drainage.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.

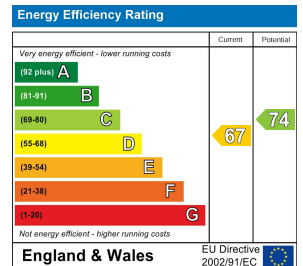


TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, and other rooms and any other items are approximate and not responsible to a value for any reason, situation or use statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agents, suppliers and applicants should have and been tested and no guarantee as to their quality or efficiency can be given.
Made with floorplan 12022



Energy Efficiency Graph

Tenure:



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