



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



66 Queen Street

£600 Per Month

WITHERNSEA, HU19 2HA



Well presented 2 bedroom semi detached house, located very conveniently close to the town centre and the sea front. Having been built to a high specification throughout and benefitting from being incredibly energy efficient to keep household bills down. Briefly comprising of entrance with WC, lounge, modern fitted kitchen diner, two bedrooms and the bathroom, outside is a good sized garden. One months rent of £600 and a deposit of £690 payable on signing a tenancy.

Contact the office today to arrange a viewing.





WC/Cloaks

Downstairs wc with wash hand basin, radiator and ceiling light.

Lounge (Reception)

Beige carpet, ceiling light, open plan stairs leading to the first floor and understairs cupboard.

Kitchen

With a range of cream base and wall units with soft closing doors. Ceiling light, radiator, round stainless steel sink and drainer. Integrated washer and condensing dryer, fridge, freezer, over and hob.

Bedroom 1

Beige carpet, ceiling light and radiator

Bedroom 2

Beige carpet, ceiling light and radiator

Bathroom

3 piece suite in white with shower over the bath. Vinyl flooring, radiator and ceiling light.

Garden

To the rear of the property is a garden laid to lawn with the boundaries fully enclosed and a garden shed.

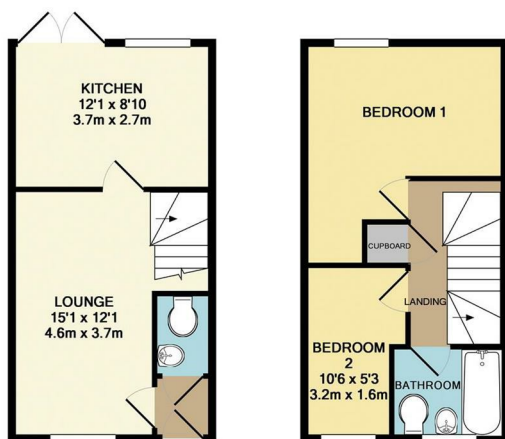
Agent Notes

Parking: Parking available nearby on the road
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 B.

The property is connected to mains gas and mains drainage.



GROUND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

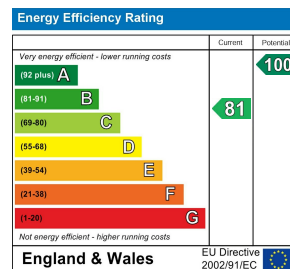
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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:



Mains gas, electricity and drainage are connected, although these have not been tested by the agent.

The property falls under council Tax Band A.

From the town centre head north over the mini roundabout staying on Queen Street, 66 and 68 are located on the left hand side.

Withernsea is a popular Seaside Town, with a variety of local facilities, including a leisure centre. There are a full range of schools and local doctors surgery. The town benefits from a lovely Promenade and the summer sees a host of activities for all age groups, including a Carnival. There is a regular bus service through to the City of Hull.

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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