



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



58a Queen Street

£550 Per Month

WITHERNSEA, HU19 2AF



Located close to the town central and local amenities is this three bedroom first floor maisonette flat, comprised of an entrance hall leading from a private fire escape, modern bathroom, spacious kitchen, lounge and ground floor bedroom, to the second floor are two good sized bedrooms. This property is well presented throughout. Upvc double glazing throughout. Contact the office today to arrange a viewing.

Please note:

There is no parking available at this property. Street parking with no permits is available on nearby roads.

This property is connected to mains gas, electric and sewerage.

Please see your provider for mobile & broadband speeds.

Rent amount £550pcm

Deposit amount £634

Deposit and rent must be paid on day of signing.





Bathroom 1279'6" x 557'9" (390 x 170)

3.90m x 1.70m (12' 10" x 5' 7") Fitted with a three piece white suite comprised of a panelled bath with electric shower over and glass screen, low level WC and pedestal wash hand basin.

Kitchen 1213'11" x 1148'4" (370 x 350)

3.70m x 3.50m (12' 2" x 11' 6") Fitted with wooden units to the base and walls with contrasting black worktops over and a composite 1.25 bowl sink and drainer with mixer tap. Provisions for a slot in electric cooker and plumbing for an automatic washing machine.

Lounge 1312'4" x 1033'6" (400 x 315)

4.00m x 3.15m (13' 1" x 10' 4") Good sized lounge with a Upvc window to the front aspect and laminate flooring.

Bedroom 3 885'10" x 705'5" (270 x 215)

2.70m x 2.15m (8' 10" x 7' 1")

Hallway

A Upvc door opens from the rear fire escape into the hallway with stairs rising to the second floor, under stair storage cupboard and a further cupboard housing the immersion tank.

Bedroom One 1279'6" x 1771'8" (390 x 540)

3.90m x 5.40m (12' 10" x 17' 9") With a sloping ceiling and dormer window.

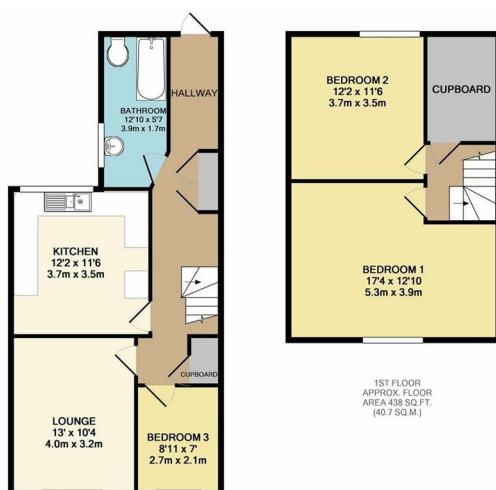
Bedroom Two 1213'11" x 1148'4" (370 x 350)

3.70m x 3.50m (12' 2" x 11' 6") With a sloping ceiling and dormer window.

Landing

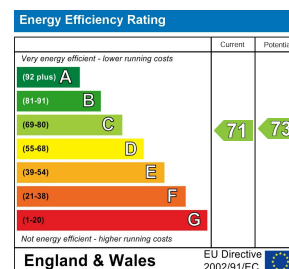
Large walk in storage cupboard.

Agent Note



Energy Efficiency Graph

Tenure:



Mains gas, electric and drainage is connected to the property, although these have not been tested by the agent. Council tax is payable to East Riding of Yorkshire Council, internet enquiries show this property to be in band A. Located on Queen Street at the north end of Withernsea above the Kinx hairdressers. 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 and Summer Time Special. 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.