



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



35B Hull Road

£500 Per Month

Withernsea East Yorkshire, HU19 2DY



1st month rent £500.00 pcm plus deposit of £576 payable on signing of Tenancy documents. Council tax band A.

A well presented 1st floor flat in Withernsea near to the centre of town.





Stairs leading to 1st floor hallway

Kitchen 10'6" x 10'4" (3.21 x 3.17)

Fitted units with built in single oven, electric hob and extractor hood. Space for a washing machine

Bathroom 6'5" x 6'2" (1.97 x 1.89)

3 piece suite with shower over bath

Bedroom 11'11" x 10'10" (3.65 x 3.32)

Living room 15'1" x 12'4" (4.61 x 3.76)

FIRST FLOOR FLAT
576 sq.ft. (53.5 sq.m.) approx.



FIRST FLOOR FLAT
TOTAL FLOOR AREA - 576 sq.ft. (53.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 a guide for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.
Made with Homestyler 12/2024



Energy Efficiency Graph

ensure:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.