



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



35 Cammidge Street

£625 Per Month

WITHERNSEA, HU19 2AW



Mid terrace house located on a small side street close to the local schools and the town centre, with Upvc double glazing and gas central heating in place. Briefly comprising: internal porch, hallway, lounge, dining room, galley kitchen, rear lobby with ground floor WC, to the first floor are two double bedrooms and the bathroom, outside is a low maintenance rear yard.





Porch/Hall

Upvc front entrance door opens to an internal storm porch with a further door leading to the hall, with stairs rising to the first floor, ceiling light and central heating radiator.

Lounge 1246'9" x 1082'8" (380 x 330)

3.80m x 3.30m (12' 6" x 10' 10") Upvc window to the front aspect, ceiling light, coving, central heating radiator and a tiled fireplace with electric fire.

Dining Room 1246'9" x 1082'8" (380 x 330)

3.80m x 3.30m (12' 6" x 10' 10") Upvc window to the rear aspect, ceiling light, central heating radiator, fitted cupboard to the alcove and a further under stairs storage cupboard.

Kitchen 951'5" x 689'0" (290 x 210)

9' 6" x 6' 11" (2.90m x 2.10m) With white wooden units to the base and walls, contrasting worktops, fitted electric oven and gas hob,

composite sink with drainer and mixer tap, plumbing for an automatic washing machine, ceiling light, Upvc window, tiled splash backs and vinyl flooring.

WC 689'0" x 262'6" (210 x 80)

2.10m x 0.80m (6' 11" x 2' 7") A rear lobby with Upvc half glazed door to the rear garden and access through to the ground floor cloakroom which is fitted with a low level WC

Bedroom One 1410'9" x 1246'9" (430 x 380)

4.30m x 3.80m (14' 1" x 12' 6") Two Upvc windows to the front aspect, ceiling light, central heating radiator and a built in cupboard to the alcove.

Bedroom Two 1246'9" x 885'10" (380 x 270)

3.80m x 2.70m (12' 6" x 8' 10") Upvc window to the rear aspect, ceiling light, central heating radiator and a fitted cupboard to the alcove.

Bathroom 951'5" x 689'0" (290 x 210)

2.90m x 2.10m (9' 6" x 6' 11") Fitted with a three piece suite comprised of a panelled bath, low level WC and pedestal wash hand basin. Built in airing cupboard housing the gas fired combination boiler. Ceiling light, central heating radiator and an obscured glazed Upvc window.

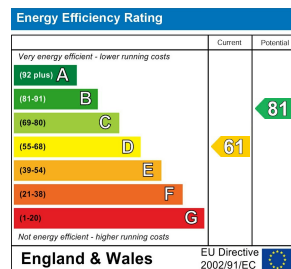
Garden

To the rear of the property is a hard standing, low maintenance yard area, enclosed by walled boundaries with a hand gate providing pedestrian access.



Energy Efficiency Graph

Tenure:



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.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

