



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1A Arthur Street

£600 Per Month

WITHERNSEA, HU19 2AB



LARGE SEMI CLOSE TO THE SCHOOLS WITH GARAGE AND DRIVEWAY!

This very spacious semi detached property is located close to all amenities and the local schools. The property has been updated and modernised throughout and is finished with neutral decor ready for a new tenant to move into. Briefly comprising hallway, sitting room, lounge/diner, white gloss kitchen, three bedrooms and a modern bathroom. Outside there are hard standing gardens to the front and rear, with a driveway leading to a large garage. Upfront fees apply - one month's rent in advance and a deposit of £690 payable.





Hall

Upvc front entrance door, ceiling light and central heating radiator. Stairs rise to the first floor with spindles and a handrail.

Kitchen 14'9" x 6'10" (4.50 x 2.10)

White gloss units to the base and walls with contrasting worktops over. Fitted electric hob and extraction fan, electric double oven and an integrated fridge freezer. Sink and drainer with mixer tap. Under-stair-storage cupboard housing the meters. Tiled splash backs, vinyl flooring and a ceiling light. Two Upvc windows to the side aspect and a Upvc door to the rear garden.

Lounge/Dining Room 17'8" x 12'1" (5.40 x 3.70)

Full height Upvc windows and door to the rear garden. Tiled fireplace with a coal effect gas fire. Ceiling fan with light, central heating radiator and dado rail.

Sitting Room 10'9" x 12'9" (3.30 x 3.90)

Upvc bay window to the front aspect, ceiling fan, central heating radiator, dado rail and a tiled fireplace with coal effect gas fire.

Landing

Upvc window to the side aspect, ceiling light and loft access.

Bathroom 6'6" x 6'6" (2.00 x 2.00)

Fitted with a three piece white suite comprised of a panelled bath a mains shower and glass screen over with tele-style taps and shower attachment, pedestal wash hand basin and low level WC. Fully tiled walls and vinyl flooring. Inset spotlights, central heating radiator and an obscured glazed Upvc window.

Bedroom One 11'1" x 11'1" (3.40 x 3.40)

Double bedroom with a Upvc window to the rear aspect, ceiling light, central heating radiator and fitted wardrobes housing the hot water cylinder.

Bedroom Two 10'9" x 12'9" (3.30 x 3.90)

Double bedroom with a Upvc window to the front aspect, ceiling light, central heating radiator and a shelved alcove cupboard.

Bedroom Three 7'4" x 6'6" (2.25 x 2.00)

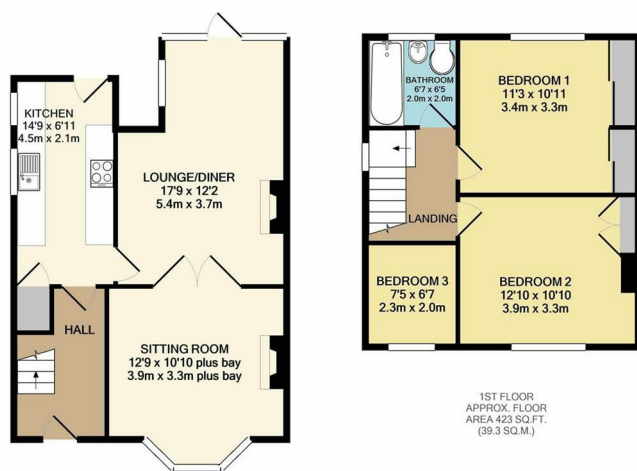
Single bedroom Upvc window to the front aspect and radiator.

Garden

To the rear of the property is a fully enclosed garden, paved for ease of maintenance and with a gate to the side driveway. To the front is a hardstanding yard with a low wall boundary and double vehicular gates to the roadside for parking.

Garage 31'2" x 9'2" (9.50 x 2.80)

Tandem garage with a metal up and over door, personal door and a workshop area to the rear with shelving and work benches. With power and lighting laid on.



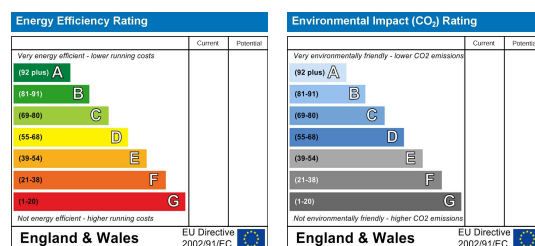
Council Tax band:

Directions: Arthur Street is located to the north of Withernsea Town Centre. From our office turn right and the first mini roundabout and left at the next onto Hull Road. Turn next right opposite the Lighthouse on to Arthur Street.

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 or give any representation or warranty in respect of the property.

Area Map

Energy Efficiency Graph



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