

TO LET

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



8 James Close, Withernsea, HU19 2HD

£550 pcm

- Two Bedroom Terraced
- Centre of the Seaside Town of Withernsea
- Off Road Parking Available
- UPVC Windows throughout
- Gas Central Heating
- Peaceful Cul De Sac Location
- BOND £550

Frank Hill & Son are pleased to offer to the rental market this two-bedroom terraced house for rent in the seaside town of Withernsea. The property consists of a lounge room, fully-equipped kitchen and a sunroom that opens up to a private garden. On the first floor, you'll find two bedrooms and a family bathroom. The property benefits from off-road parking available for one car. The location is ideal, with great schools just a short 10-minute walk away, and plenty of local amenities, including a leisure centre conveniently located across the road.



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Lounge

4m x 3m The lounge area is quite spacious and features under stair storage as well as an electric fire that gives the room a cosy feel. The room is carpeted and has neutral decoration. Additionally, there is a window at the front of the property that lets in plenty of natural light.

Kitchen

4m x 2.4m The kitchen is fully equipped with both base and wall units, and there's enough space for a small dining table. The kitchen features lino flooring and connects to the conservatory.

Master Bedroom

3.9m x 3.0m This is a spacious double bedroom that comes with a walk-in wardrobe and built-in overhead storage. The room is fully carpeted and has a window that faces the front of the property, allowing natural light to brighten up the room.

Single Bedroom

2.6m x 2.2m The single bedroom is neutrally decorated and has carpeting throughout. There is also a window at the back with views of a church.

Family Bathroom

The bathroom has a shower cubicle, a whb, and a wc. It is partially tiled, neutrally decorated, and has lino flooring. There is also a window located at the rear of the room.

Conservatory

1.8m x 2.2x The conservatory boasts ample natural lighting and features privacy screens, full UPVC windows, and door. The flooring is tiled.

Garden

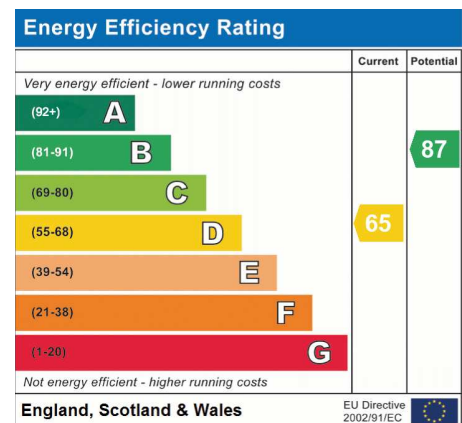
The town center is easily accessible gated entrance at the back of the garden. Enclosed by fencing all round and includes a shed and a low-maintenance garden.

GENERAL INFORMATION

Services Mains Gas, Electricity and water are connected to the property.

Council Tax Banding We are informed by internet enquiries to the East Riding of Yorkshire Council that the property falls into Council Band 'A'

Sizes All measurements are approximate and are for guidance purposes only.



Address: Withersea, HU19