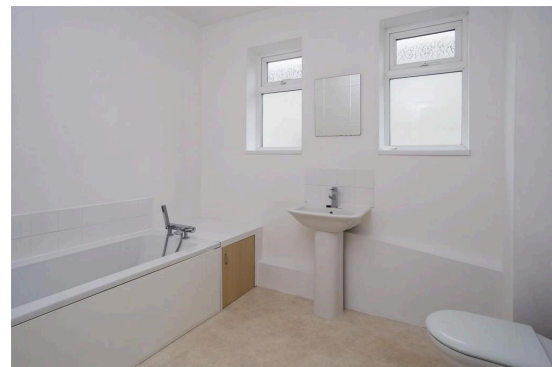
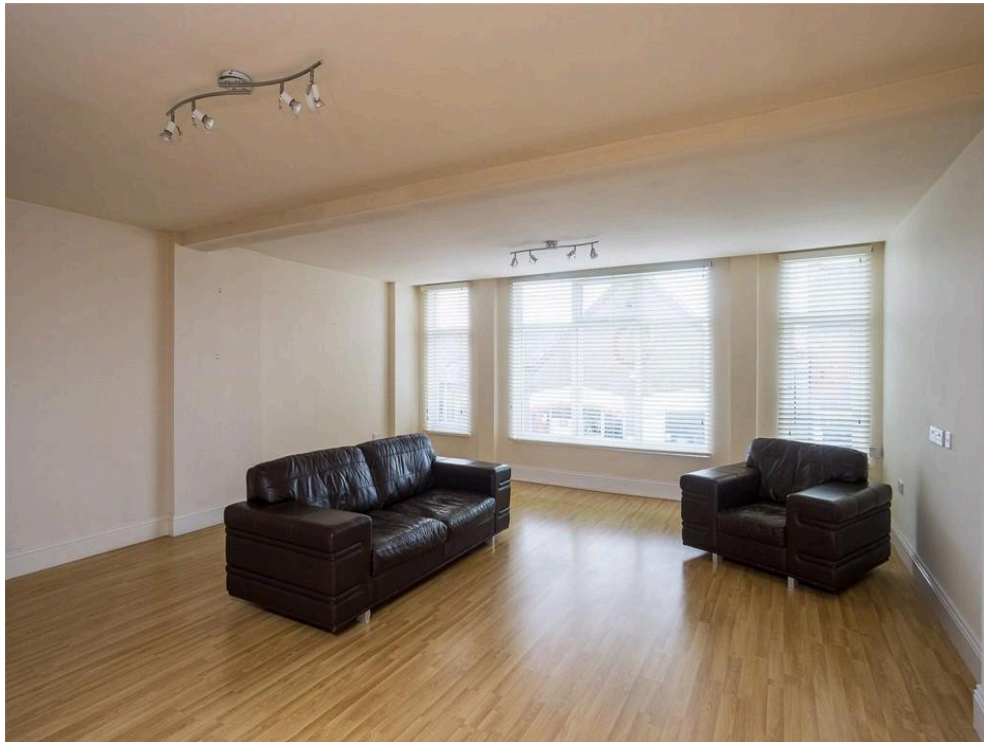


£625



The Flat, 189 Queen Street, Withernsea, Yorkshire

Frank Hill & Son are delighted to present a spacious three-bedroom first-floor flat located in the heart of Withernsea, a charming seaside town in East Yorkshire. This lovely flat features a fully fitted kitchen, a generously sized living room, two double bedrooms, one single bedroom, and a large three-piece bathroom. With its prime location, this flat would be perfect for a variety of renters, especially families with young children who will appreciate the proximity to the seaside and the valley gardens. Withernsea offers a range of amenities, including various shops, a leisure centre, a high school and a primary school (both rated 'good' schools) and more. There is also a bus route in Withernsea, providing easy access to the city of Hull and surrounding villages.

Mains Water, Gas and Electricity are connected to the property. According To East Riding Council the council tax is council tax Band A and the current EPC is rated C.

This property will be available from October. Please email rents@frankhillandson.co.uk to receive an application form. Please note we will need a completed application form to be able to arrange a viewing.

Key Features

- **Two Double Bedrooms**
- **Town Centre and Seaside Location**
- **Large family living accommodation**

Entrance Hall -

With Ceiling lighting, loft access, laminate flooring, central heating radiators and large storage cupboards.

Bathroom -

Dual Aspect windows, WC AND whb, Panelled bath, ceiling light and vinyl flooring.

Kitchen -

Range of base and wall units, upvc double glazed window to the rear.

Lounge -

Large lounge to the front of the property, neutrally decorated and laminate flooring.

Bedroom One-

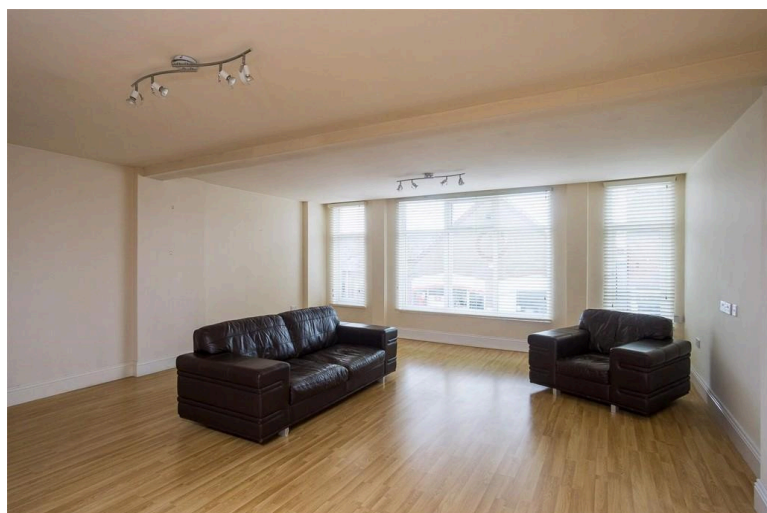
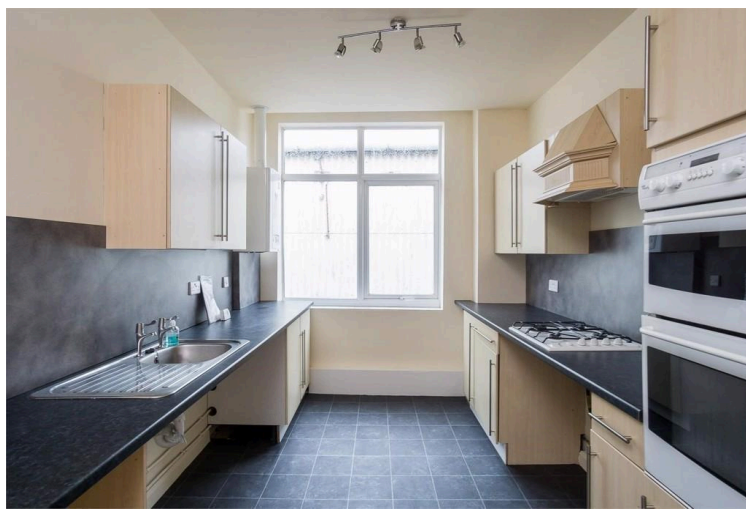
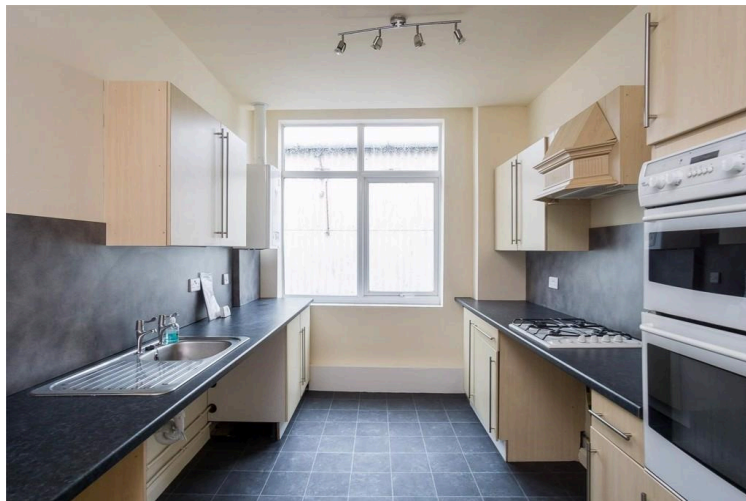
Bedroom one is a double bedroom with Velux roof window and a large walk-in wardrobe.

Bedroom Two -

Bedroom two is a double room, neutrally decorated with Velux window to the ceiling.

Bedroom Three -

Bedroom Three is neutrally decorated with a Velux roof window.



COUNCIL TAX/BUSINESS RATES

East Riding of Yorkshire Council - Band A

ENERGY PERFORMANCE CERTIFICATE

Energy Performance is rated C

SERVICES

Mains Water, Electricity & Drainage are believed to be connected.

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING- STRICTLY BY APPOINTMENT ONLY

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		


FRANK HILL & SON
Lettings and Estate Agents
established 1924


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