



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



59 Arthur Street

£850 Per Month

Withernsea, HU19 2AU



With uPVC glazing and gas central heating in place the accommodation comprises: hallway, lounge, dining room, kitchen diner, tiled utility room and a rear entrance lobby with ground floor WC and large store cupboard, to the first floor are four bedrooms, with a bathroom and separate WC. To the rear is a good size garden, West facing.





Hallway

A hardwood door opens into the hallway with a traditional staircase rising to the first floor landing with feature balustrade and newel post, with laminate flooring and a radiator.

Lounge 12'5" x 13'3" (3.80 x 4.05)

Front facing reception room with a uPVC window, radiator and laminate flooring.

Dining Room 12'5" x 10'11" (3.80 x 3.35)

Rear facing second reception room with a uPVC window, radiator and laminate flooring.

Kitchen Diner 17'10" x 10'4" max (5.45 x 3.15 max)

Updated kitchen fitted with contemporary black units with matching worktops and 1.5 bowl sink unit with mixer tap, with a built-in electric oven and gas hob with extraction hood, space for a vertical fridge freezer, tiled splash backs, laminate flooring, radiator and two side facing uPVC windows.

Utility 7'8" x 10'2" (2.35 x 3.10)

Fully tiled room with space/plumbing for a washing machine and a side facing uPVC window.

WC & Rear Lobby

A rear entrance lobby with walk-in store cupboard, rear wooden entrance door and a ground floor WC with basin.

Landing & WC

Stairs rise and turn onto the landing with a wooden balustrade and a glazed skylight loft hatch.

Bedroom One 14'5" x 10'4" (4.40 x 3.15)

With two side facing uPVC windows, radiator and access through to the bathroom.

Bathroom 7'6" x 10'2" (2.30 x 3.10)

Newly fitted with a bath with dual mixer shower and glass splash screen, vanity basin with mirrored cabinet above, wall mounted gas combi-boiler, tiled walls and tiled flooring, electric towel radiator and uPVC window.

Bedroom Two 12'5" x 10'9" (3.80 x 3.30)

Rear facing double bedroom with uPVC window and radiator.

Bedroom Three 12'5" x 10'11" (3.80 x 3.35)

Front facing double bedroom with uPVC window and radiator.

Bedroom Four 8'10" x 6'2" (2.70 x 1.90)

Front facing single bedroom with uPVC window and radiator.

Garden

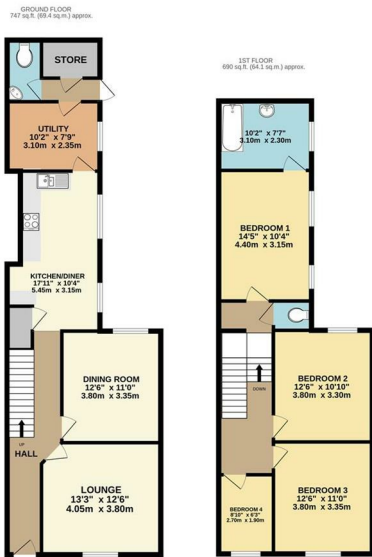
To the rear is a good size garden, West facing to catch the afternoon sun, with low fenced boundaries to two sides and facing onto the school playing field at the rear.

Agent Note

Parking: there is no off street parking with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

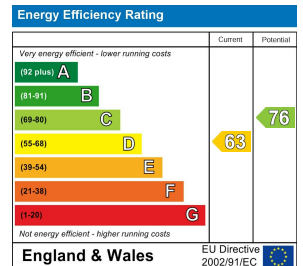


TOTAL FLOOR AREA: 1438 sq ft (133.6 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the figures, measurements of plots, areas, contents and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. These figures are provided for information only and should not be relied upon for any purpose other than that intended. The agent does not warrant the accuracy of these figures and no liability is accepted for any errors or omissions. All figures are approximate and should be used as a guide only.



Energy Efficiency Graph

Tenure:



Council tax band B.

The property is connected to mains drainage and mains gas.

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.

