



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



11 James Close

£700 Per Month

WITHERNSEA, HU19 2HD



Rent £700.00 pcm Deposit £807.00 Council Tax band B

3 bedroom semi detached house centrally located in Withernsea. Property comprises of hallway, lounge, kitchen diner to the rear, three bedrooms and bathroom. Outside there are front and rear gardens and a block paved driveway.





Entrance Lobby

Upvc half glazed entrance door with obscured glazed panels and stained glass detailing.

Lounge (Reception) 1574'10" x 1158'2" (480 x 353)

4.80m x 3.53m to alcove (15' 9" x 11' 7")

Kitchen 892'5" x 1492'9" (272 x 455)

2.72m x 4.55m (8' 11" x 14' 11")

Landing

Bathroom 597'1" x 590'7" (182 x 180)

1.82m x 1.80m (6' x 5' 11")

Bedroom One 13'11" x 8' 8" (4.24m x 2.44m)

4.23m x 2.64m (13' 11" x 8' 8")

Bedroom Two 728'4" x 593'10" (222 x 181)

2.22m x 1.81m (7' 3" x 5' 11")

Bedroom Three 885'10" x 869'5" (270 x 265)

2.70m x 2.65m max (8' 10" x 8' 8")

Garden

Front and rear garden with a block paved side driveway to provide off street parking.

Agents notes

Services include mains gas, electric and drainage connections - these have not been tested by the agent. Hot water and heating are provided via a gas boiler with an electric immersion heater as a back up.

Council tax is paid to the East Riding of Yorkshire council, from internet enquires we are informed the property is in valuation band B. Parking: off street parking is available with this property.

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



TOTAL FLOOR AREA: 728 sq.ft. (67.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures provided, the agent does not warrant the accuracy of the information provided. The plan is for illustrative purposes only and should not be used as a basis for any decision. The actual layout and dimensions may vary from those shown on the plan. The agent is not responsible for any errors or omissions in this document.



Energy Efficiency Graph

Tenure:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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