



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



209a Queen Street

Offers Over £49,950

WITHERNSEA, HU19 2HH



This good size self contained first floor two bedroom leasehold flat located near to the town centre and the sea front, with a 125 year lease starting commencing on the 16th August 2016 and with an annual ground rent of £150. With uPVC glazing and gas central heating in place, the accommodation comprises; private ground floor entrance door opening from Queen Street with stairs leading up to the first floor landing with access leading through to a spacious lounge, bathroom, modern fitted kitchen and two bedrooms. Offering a great opportunity for any first time buyer looking for a low cost starter home or those looking for a small lock up and go style holiday home near the sea.





Entrance/Landing

A private ground floor entrance door leads into the flat with stairs rising to the main accommodation along with a useful built in storage cupboard.

Lounge 15'1" x 13'1" (4.60 x 4.00)

Good size living room with a front facing uPVC window and radiator.

Kitchen 9'10" x 9'6" (3.00 x 2.90)

Modern fitted kitchen with dark wood units to the base and walls with complementing work surfaces, sink and drainer with mixer tap, provisions for a slot in electric cooker, plumbing for a washing machine and space for an upright fridge freezer. With vinyl flooring, radiator, tiled splash backs and a skylight.

Bathroom 9'10" x 5'4" (3.00 x 1.65)

Modern three piece white suite comprising of a bath with shower attachment, WC and pedestal basin. Radiator, vinyl flooring and a skylight.

Bedroom One 13'1" x 8'10" (4.00 x 2.70)

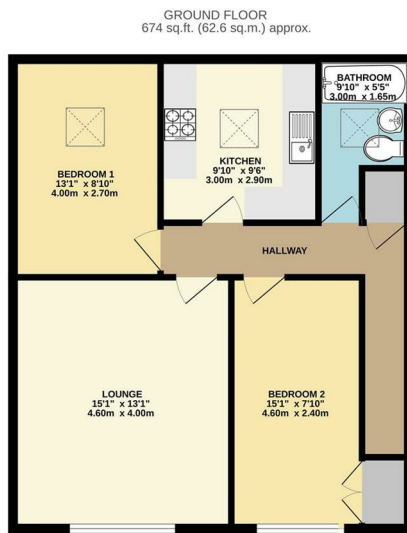
Double bedroom with radiator and a skylight.

Bedroom Two 15'1" x 7'10" (4.60 x 2.40)

Second double bedroom with a uPVC window to the front aspect, radiator and a built-in cupboard housing the gas combi-boiler.

Agent Note

Please be aware that is property has no affiliation with the ground floor retail premises and business.



Energy Efficiency Graph

Tenure: Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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

Services include mains gas, electric and drainage connections.

Council tax band A.

From our office head south on Queen Street, through the traffic lights and the property is on the left hand side opposite the entrance to the Doctors Surgery and above Priceless Pet store.

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.

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