



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 100b Queen Street

£425 Per Month

WITHERNSEA, HU19 2HB



This ground floor studio flat is self contained, located in the centre of the town just off Queen Street behind Betfred. Briefly comprising of an entrance lobby, modern shower room, fitted kitchen and bedroom/living room -please call the office to arrange any viewings.

\*\*\*PLEASE NOTE, THIS PROPERTY IS LET UNFURNISHED & DECOR IN PICTURES MAY DIFFER\*\*\*





**Lobby**

Upvc half glazed entrance door opens into the property.

**Kitchen 12'9" x 6'6" (3.90 x 2.00)**

Fitted with beech effect units to the base and walls with contrasting worktops over and a stainless steel sink and drainer. Stainless steel electric oven with electric hob and extraction fan over. Tiled walls and tiled splash backs. Inset spot lights, space for a fridge and a Upvc window to the rear.

**Shower Room 8'10" x 6'0" (2.70 x 1.85)**

Fitted with a quadrant shower cubicle with mains unit, pedestal wash hand basin and low level WC. Inset spot lights, Upvc window, tiled walls and flooring.

**Bedroom/living room 13'5" x 10'5" (4.10 x 3.20)**

Fitted cupboard housing the immersion heater. Laminate flooring, ceiling light, wall mounted electric heater and a Upvc window.

**Parking**

There is no parking available at this property.

**Services**

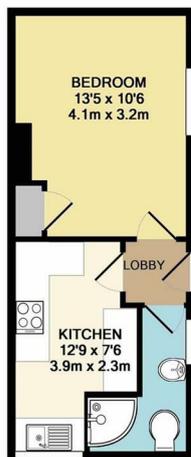
There is no gas available at this property. Heating and hot water are run using electric and immersion heater.

**Phone & Broadband**

Fibre to the premises is available, for more information please check Openreach. for mobile coverage, please check Ofcom checker.

**Utilities**

Mains water and mains drainage at the property. No gas.

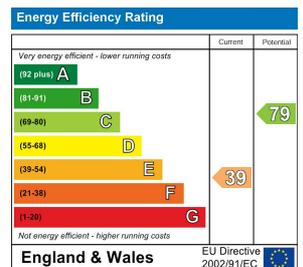


TOTAL APPROX. FLOOR AREA 270 SQ.FT. (25.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Energy Efficiency Graph**

**Tenure:**



Services include mains electric and drainage supplies.

Council tax is paid to the East Riding of Yorkshire Council. From internet enquires we are informed the property is in valuation band A, current 2013/2014 annual fees are £1039.84

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.

