



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



207 North Road

£650 PCM

Withernsea, HU19 2AX



Located to the north of the town centre, within easy reach of the local schools and amenities. Briefly comprising porch, entrance lobby, lounge, modern fitted kitchen, rear lean-to with WC, two first floor bedrooms and a shower room, outside there are gardens to the front and rear.

Withernsea is a popular Seaside Town, with a variety of local facilities, including a leisure centre. There are a full range of schools and local doctors surgery. The town benefits from a lovely Promenade and the summer sees a host of activities for all age groups, including a Carnival and Summer Time Special. There is a regular bus service through to the City of Hull.





Porch

A uPVC front entrance porch gives access into the entrance lobby with stairs rising to the first floor landing and with a radiator.

Lounge 15'5" x 12'11" (4.71 x 3.95)

Front facing living room with a uPVC window, radiator, under-stairs-storage cupboard and a decorative fireplace with space for an electric fire.

Kitchen 12'2" x 9'10" (3.71 x 3.00)

Fitted with wooden units to the base and walls with complimenting grey worktops over and a stainless steel sink and drainer. Space and plumbing for an automatic washing machine, under counter fridge and freezer. Provisions for a slot in gas/electric cooker. Tile effect vinyl flooring, tiled splash backs, strip light and radiator. A large walk-in storage cupboard leads off the kitchen and houses the gas combi-boiler.

Lean-to 9'10" x 5'2" (3.00 x 1.60)

Rear lean-to giving access out to the rear garden and to the ground floor WC.

WC 5'2" x 2'3" (1.60 x 0.71)

Ground floor WC with obscured glass uPVC window.

Bedroom 1 11'6" x 11'5" (3.53 x 3.50)

Front facing double bedroom with a uPVC window, radiator and a decorative fireplace with built-in cupboards to the alcoves.

Bedroom 2 11'2" x 8'6" (3.42 x 2.61)

Second bedroom with a uPVC window to the rear and a radiator.

Bathroom 8'2" x 6'6" (2.50 x 2.00)

Fitted with a three piece white suite comprised of a large shower cubicle with a mains fed shower unit, pedestal basin and low level WC. With vinyl flooring, a radiator and an obscured glass uPVC window.

Garden

To the rear of the property is a gravelled garden with low fenced boundaries and a set of gates provides a right of way across this back garden and

the neighbouring properties to lead back round to the roadside. To the front of the property is a grassed garden with a low fence to the roadside.

Agent Note

Services include mains gas, electric and drainage connections, however these have not been tested by the agent.

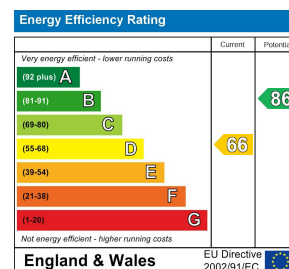
Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band A.

From our office head North on Queen Street, turning left onto Hull Road then tuning right onto Arthur Street opposite the lighthouse. Stay on Arthur Street as it merges onto North Road and this property is one of the last properties on the left hand side.



Energy Efficiency Graph

Tenure:



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 should 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.