



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 26c Queen Street

**£525 Per Month**

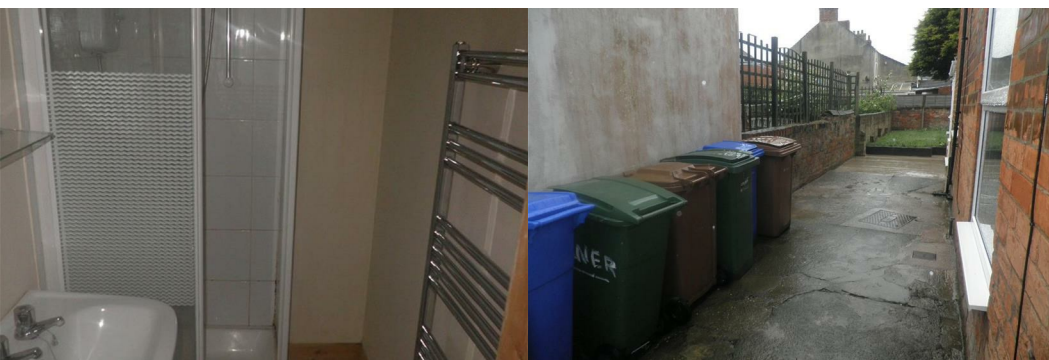
WITHERNSEA, HU19 2AP



Upfront fees apply - one month's rent in advance and a deposit of £605 payable.

Located at the North end of Withernsea, this property is a 2 bedroom house set back off the road accessed through a secure gate. Briefly comprising of lounge, kitchen, downstairs wc, conservatory, stairs to first floor, 2 bedrooms (one accessed through another) and a shower room.

To the rear is a lovely sized west facing garden with a good sized conservatory.



**Lounge 889'1" x 1102'4" (271 x 336)**

2.71m x 3.36m (8' 11" x 11' 0") extending 4.42m (14' 6") Double glazed door leading into the property and upvc window. With brown carpet, understairs cupboard, coal effect gas fire and light fitting.

**Kitchen 892'5" x 1194'3" (272 x 364)**

2.72m x 3.64m (8' 11" x 11' 11") narrowing to 2.69m (narrowing to 8' 10") Open plan from the lounge into the kitchen. Tiled ceramic floor, stainless steel sink, drainer and mixer taps. White tiled splash backs and light fitting. Good range of fitted units to both base and wall and upvc window.

**W.C 505'3" x 259'2" (154 x 79)**

1.54m x 0.79m (5' 1" x 2' 7")Tiled ceramic floor, ceiling light, white low level wc and corner sink.

**Stairs**

Stairs to first floor, brown carpet & ceiling light.

**Bedroom 1 898'11" x 1220'6" (274 x 372)**

2.74m x 3.72m (9' x 12' 2")Upvc window, brown carpet, ceiling light and gas central heating radiator.

**Lobby 324'10" x 380'7" (99 x 116)**

0.99m x 1.16m (3' 3" x 3' 10")With brown carpet and ceiling light

**Shower Room 524'11" x 387'2" (160 x 118)**

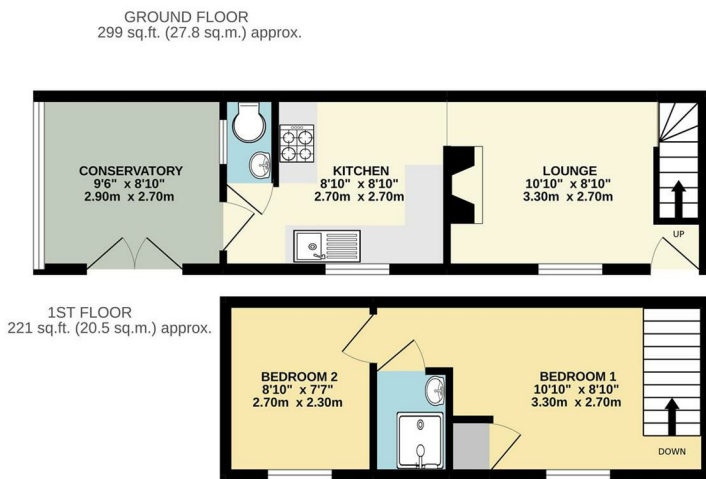
1.60m x 1.18m (5' 3" x 3' 10")With ceramic tiled floor, white sink and shower cubical with glass doors and electric shower. Ceiling light and extractor fan.

**Bedroom 2 889'1" x 774'3" (271 x 236)**

2.71m x 2.36m (8' 11" x 7' 9")Brown carpet, gas central heating radiator. wall light and upvc window.

**Garden**

West facing garden laid to lawn and well maintained. Concreted area to the front of the property.

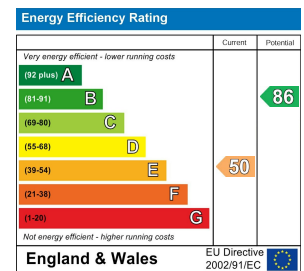


TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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:**



Gas, electric and water is supplied to the property although these services have not been checked by the agent. Council tax is payable to East Riding of Yorkshire Council. Internet enquiries have shown that this property is in Band A. From the town centre head north over the mini roundabout staying on Queen Street, 26c is located on the left hand side. The property is access via a secure gate which leads down a short ally and opens up to the property and garden.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

