



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 8 Butchers Place

£500 Per Month

Railway Crescent Withernsea, HU19 2BL



We are pleased to offer this low maintenance one bedroom end terrace bungalow, built in recent times and conveniently located very close to the town centre offering easy access to shops and amenities. Situated at the far end of a small pedestrianised row of terrace bungalows just off Railway Crescent in the town centre. The accommodation is compact but well thought out and comprises: modern fitted kitchen with open plan living room which leads through into a bedroom and a shower room (there is no garden). With uPVC double glazing and gas central heating throughout. Viewings are strictly via appointment only. One month's rent in advance and a deposit of £605 is payable.

**Kitchen Living Room 8'10" x 12'1" & 7'2" x 9'10" (2.70 x 3.70 & 2.20 x 3.00)**

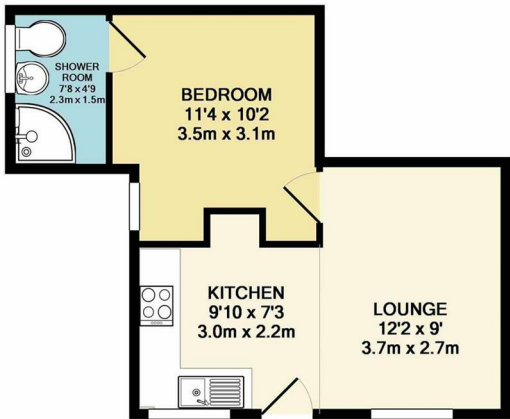
Open plan kitchen living room with two uPVC windows and a door to the front aspect. Fitted with wooden units housing a stainless steel sink and drainer with mixer tap, electric oven and hob with extraction fan, plumbing for a washing machine and space for a vertical fridge freezer. Vinyl flooring to the kitchen and carpeted to the lounge with a radiator.

**Bedroom 11'3" x 10'2" (3.45 x 3.10)**

With a side facing uPVC window, radiator and a gas fired combi-boiler.

**Shower Room 7'8" x 4'7" (2.35 x 1.40)**

White three piece suite comprising quadrant shower cubicle with a mains fed shower unit, pedestal basin and low level WC. With a uPVC window, radiator and vinyl flooring.

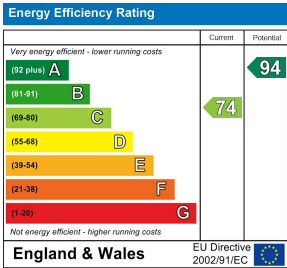


TOTAL APPROX. FLOOR AREA 330 SQ.FT. (30.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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:**



Council Tax Band A

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