



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



25 Queen Street

£800 Per Month

WITHERNSEA, HU19 2AR



THERE'S MORE THAN MEETS THE EYE WITH THIS PROPERTY! Located close to the sea front at the north end of the town is this very well presented three bedroom end of terrace house, much more spacious than frontal appearances suggest, with a two storey wrap around extension providing an additional sitting room and self contained ensuite bedroom. With three receptions and three bedrooms this property makes the most of all the available space on offer. A gated side driveway leads to a courtyard for off street parking and to the rear is a good size enclosed garden, mostly laid to lawn and with a paved patio. With Upvc glazing and gas central heating in place the accommodation comprises: entrance lobby, lounge, dining room, fitted kitchen, utility, sitting room and stairs to the self contained bedroom with ensuite, second staircase leads to two further bedrooms and house bathroom.





Lobby

A Upvc side entrance door gives access to a useful lobby with space for coats and shoes etc.

Dining Room 13'1" x 12'3" (4.00 x 3.75)

Formal dining room with stairs rising to the first floor with a solid wood balustrade, open plan glazed double doors to the lounge, laminate flooring, ceiling light, central heating radiator and windows to the side and rear.

Lounge 13'9" x 12'7" (4.20 x 3.85)

Upvc leaded windows to the front and side aspects, ceiling light, central heating radiator and a fireplace.

Kitchen 13'9" x 7'6" (4.20 x 2.30)

(13' 9" x 7' 7") Modern galley kitchen fitted with base and wall units with complementing work surfaces over, range style gas cooker with chimney extraction hood above, stainless steel sink and drainer with mixer tap, plumbing for a dishwasher, fully tiled walls, tiled effect vinyl flooring and window and Upvc door to the side courtyard.

Utility 9'4" x 5'6" (2.85 x 1.70)

Fitted with matching units to the kitchen with plumbing for an automatic washing machine below and space for an upright fridge freezer. Upvc door to the rear garden, ceiling light, tiled splash backs, tiled effect laminate flooring and access through to the sitting room.

Sitting Room 13'9" x 9'4" (4.20 x 2.85)

Rear facing sitting room with a glazed Upvc door and windows overlooking the garden, with a further door giving access to the front courtyard, spot lights to the ceiling, central heating radiator, laminate flooring and stairs rising to the self contained first floor bedroom.

Landing

Stairs rise onto the landing with a Upvc side facing window and give access to the two bedrooms and house bathroom. A door leads through to a fixed stair case leading to the second floor loft space.

Bathroom 8'6" x 8'0" (2.60 x 2.45)

Luxury four piece white bathroom suite comprising of a tiled sided bath with shower attachment, quadrant shower cubicle with electric shower, low level WC and pedestal wash hand basin. Fully tiled walls and flooring, ceiling light, two obscured glazed Upvc windows, chrome heated towel rail, fitted cupboard housing the gas fired combination boiler and recessed shelving alcoves.

Bedroom One 11'11" x 12'7" (3.65 x 3.85)

Double bedroom with a built in wardrobe with mirrored doors, Upvc front facing window, laminate flooring, ceiling light and central heating radiator.

Bedroom Two 13'11" x 7'6" (4.25 x 2.30)

With a fitted wardrobe with mirrored doors, Upvc window to the side aspect, ceiling light, laminate flooring and a central heating radiator.

Bedroom Three 14'7" x 9'10" (4.45 x 3.00)

Self contained double bedroom with adjoining ensuite and accessed via the stairs leading from the rear sitting room, with Upvc windows to the front and rear, spot lights to the ceiling, laminate flooring and a central heating radiator.

Ensuite 9'4" x 4'7" (2.85 x 1.40)

Fitted with a three piece white suite comprising of a quadrant shower cubicle with electric shower, low level WC and pedestal wash hand basin. Fully tiled walls and flooring, ceiling light, extraction fan, heated towel rail and an obscured glazed Upvc window.

Garden

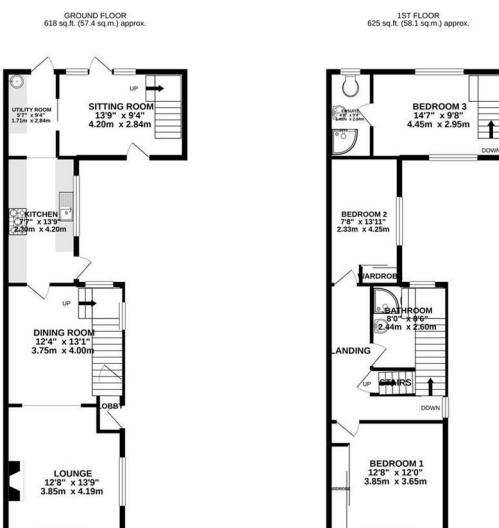
To the front of the property is a brick paved driveway which continues down the side of the property via two sets of double gates to an enclosed courtyard with timber shed. To the rear of the property is a good size garden, mostly laid to lawn but with an extensively paved patio area, planted borders and trellis with climbers, brick shed for storage and fully enclosed by fenced and walled boundaries.

Services

Services include mains drainage, electric and gas connections.

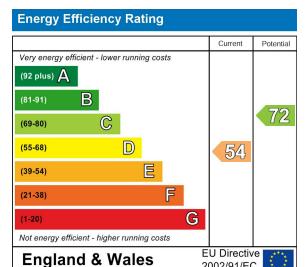
Parking

There is space for a small car to be parked off the road on the driveway. On street parking is also available - no permit required.



Energy Efficiency Graph

Tenure:



Services include mains gas, electric and drainage connections.

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, over the mini-roundabouts and this property is one of the last ones on the right hand side, just before the turning for Northgate.

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.

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