



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 1b Elizabeth Court

£525 Per Month

Edward Street Withernsea, HU19 2AA



MODERNISED TWO BEDROOM FIRST FLOOR APARTMENT! Located in a central location within a short walk to the shops and sea front, a contemporary grey fitted kitchen and with an open plan kitchen/living space that is perfect for a couple or single occupant. This modern property is decorated in neutral tones throughout with a mixture of carpeted and laminate floor coverings, has uPVC glazing and gas central heating in place. The accommodation comprises: parking space to the front, private doorway and staircase leading up into the flat, open plan kitchen/living room, three piece bathroom suite and two bedrooms.





### Entrance Hall/Stairs/Landing

A private ground floor entrance door leads into the flat with stairs leading up into the property.

### Kitchen/Living Room 19'4" x 14'9" (5.90 x 4.50)

5.90m x 4.50m maximum measurements (19' 4" x 14' 9") Spacious open plan room with contemporary grey fitted kitchen units with wooden work surfaces and splash backs, stainless steel double sink with drainer and mixer tap, built in electric oven and hob with extraction fan, laminate flooring, spot lights, extraction fan and a built in cupboard housing the gas combination boiler. Open plan to the living room with carpeted flooring, radiator and two uPVC windows.

### Bedroom 1 11'9" x 9'6" (3.60 x 2.90)

Double bedroom with a ceiling light, uPVC window, central heating radiator and carpeted flooring.

### Bedroom 2 8'6" x 7'6" (2.60 x 2.30)

Ceiling light, central heating radiator, uPVC window and carpeted flooring.

### Bathroom 8'6" x 4'11" (2.60 x 1.50)

Modern white three piece bathroom suite comprising panelled bath with electric shower above, low level WC and pedestal wash hand basin, tiled splash backs, vinyl flooring, ceiling light, extraction fan, central heating radiator and an obscured glazed uPVC window.

### Outside

To the rear of the property is a shared with yard with one other apartment, providing some outside space and ideal for hanging washing out. To the front is a parking space for one car.



TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 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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There is mains electric, gas and drainage connections.

Council Tax is payable to the East Riding of Yorkshire Council. Internet enquiries have shown this property to be in Band A which equates to £1198 per annum.

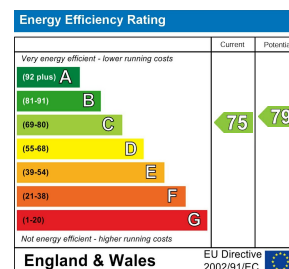
Withernsea is a popular Seaside Town, with a variety of local facilities, including a leisure centre. There are a full range of schools and local doctors surgery. The town benefits from a lovely Promenade and the summer sees a host of activities for all age groups, including a Carnival and Summer Time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

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.



### Energy Efficiency Graph

### Tenure:



181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

[rent@goodwinfox.com](mailto:rent@goodwinfox.com) | [rent@goodwinfox.com](mailto:rent@goodwinfox.com)

