



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 49 Princes Avenue

£600 Per Month

WITHERNSEA, HU19 2HZ



A 3 bedroom mid terraced house with newly installed gas central heating and double glazing. Just a short walk away from the Promenade and close to Tesco supermarket. The property briefly comprises of entrance hall, lounge, kitchen, utility area and downstairs shower room. To the first floor are 3 bedrooms.





### Entrance Hall

Entrance Hall with double glazed front door, laminate flooring and gas central heating radiator

### Lounge 13'9" x 10'7" (4.20 x 3.25)

UPVC window to front, ceiling light, gas central heating radiator. Cast iron ornamental fireplace and carpeted flooring

### Kitchen 11'5" x 10'7" (3.50 x 3.25)

Range of pine effect wooden units, stainless steel sink & drainer. Cooker hood with space for free standing electric cooker. Ceiling light and UPVC window.

### Rear Utility Space

Useful space with plumbing for a washing machine. UPVC door with access into the rear.

### Shower Room 8'6" x 7'6" (2.60 x 2.30)

White sink and toilet with enclosed shower

cubicle and electric shower .UPVC window, gas central heating radiator and enclosed ceiling light

### Bedroom 1 11'1" x 14'1" (3.40 x 4.30)

Good sized bedroom with UPVC window to front, ceiling light and gas central heating radiator

### Bedroom 2 11'5" x 8'6" (3.50 x 2.60)

Good sized bedroom with UPVC window, Gas central heating radiator and ceiling light

### Bedroom 3 10'2" x 7'6" (3.10 x 2.30)

Bedroom has a UPVC window, gas central heating radiator and ceiling light.

### Garden

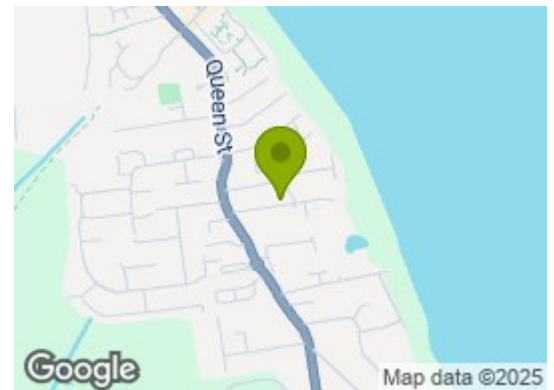
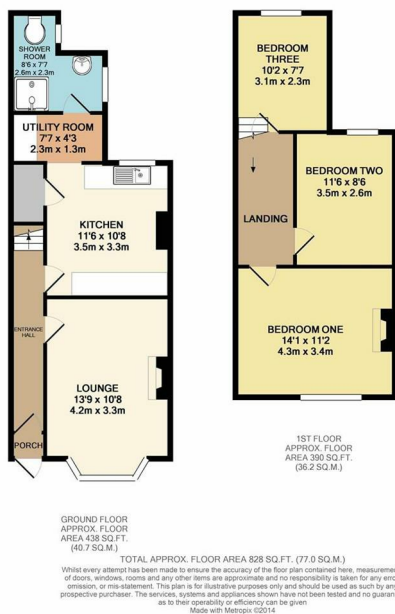
Enclosed concrete area with two storage outbuildings

### Agent Notes

The property has mains gas, electric and water

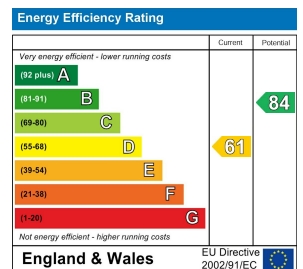
connected. Hot water and heating is via a gas fired combination boiler.

There is no parking provided at the property. Mobile and broadband are available. There is full fibre to the premises. For more information on providers, predictive speeds and mobile coverage please visit ofcom checker and openreach.



## Energy Efficiency Graph

### Tenure:



Mains electric, gas and drainage are connected to the property, although these have not been tested by the agent.

Council tax is payable to the East Riding of Yorkshire Council. Internet enquiries have shown this property to be in Band A

Princes Avenue is located off Queen Street at the South end of Withernsea. From our office, turn left and through the traffic lights and up the hill. Princes Avenue is on the left hand side just before the hill heading up to Tesco.

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.

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