



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 1 Chestnut Avenue

£600 Per Month

WITHERNSEA, HU19 2PG



A traditional end terrace property, located in this popular location, close to the Tesco Supermarket and local amenities. With double glazing and gas central heating and accommodation comprising porch, lounge, kitchen, ground floor bathroom, three first floor bedrooms. Outside there is a yard to the front and rear.





### Porch

Acrylic lean to roof with sliding patio doors opening from the front yard.

### Hall

Upvc half glazed door with glazed panels over opening from the porch. Stairs rise to the first floor with a hand rail. Central heating radiator, ceiling light and wall mounted fuse box.

### Lounge 15'5" x 11'10" (4.70 x 3.61)

Upvc bay window to the front aspect, two decorative glazed doors to the hall and kitchen. Access to an under stairs storage cupboard housing the gas meter. Feature fireplace with marble effect back panel and hearth, mantle piece and gas fire. Central heating radiator, pendent ceiling light, coving and smoke alarm.

### Kitchen 9'4" x 8'4" (2.85 x 2.56)

Fitted with a range of black gloss units to the base and wall with contrasting worktops and

chequered tiled splash backs. Stainless steel sink and drainer with mixer tap. Electric oven with gas hob and extractor hood over. Plumbing for an automatic washing machine and space for a tumble dryer. Vinyl flooring and a strip light. Timber door opening to a lobby with a ceiling light, tiled flooring and space for an upright fridge freezer. Upvc half glazed door to the rear yard and a Upvc window to the rear aspect.

### Bathroom 6'0" x 5'11" (1.84 x 1.82)

Fitted with a three piece white suite comprising of a panelled bath with tele style taps, mains shower attachment and glass screen over, a pedestal wash hand basin and low level WC. Central heating radiator and further ladder style heated towel rail. Ceiling light, extraction fan and fully tiled walls and vinyl flooring. Upvc obscured window to the rear aspect.

### Landing

Ceiling light, loft hatch and smoke alarm.

### Bedroom Three 7'3" x 9'6" (2.22 x 2.90)

Upvc window to the rear aspect, central heating radiator and ceiling light.

### Bedroom Two 8'3" x 12'6" (2.52 x 3.83)

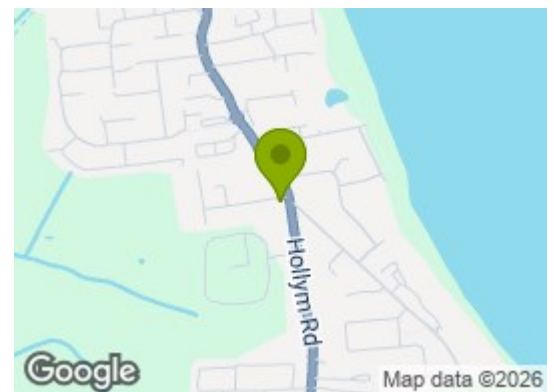
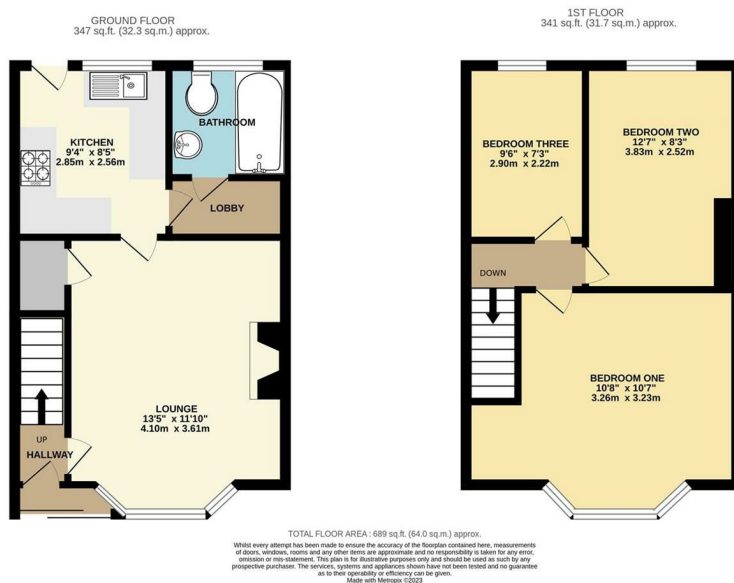
Upvc window to the rear aspect, central heating radiator, ceiling light and built in cupboard housing a gas combination boiler.

### Bedroom One 10'8" x 10'7" (3.26 x 3.23)

Upvc bay window to the front aspect, central heating radiator and ceiling light.

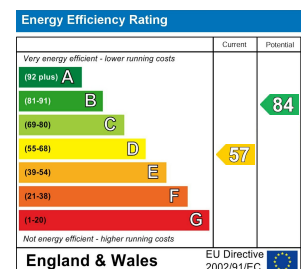
### Garden

To the rear is small courtyard enclosed by a fence boundary with a pedestrian gate opening to the shared rear access. To the front of the property is a gravelled courtyard with planting, separated from the road by a low fence and hand gate.



## Energy Efficiency Graph

enure:



Services include mains gas, electric and drainage connections, although these have not been tested by the agent.

Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property falls in valuation band A.

Chestnut Avenue is located to the south of Withernsea town centre. Head south on Queen Street, past the Tesco supermarket towards the petrol station. Chestnut Avenue is located just before the petrol station on the right hand side. Number 1 is located on the left hand side.

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. 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.

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)

