



A Fresh Approach To Property

Goodwin Fox

RESIDENTIAL SALES & LETTING AGENTS



15 Edward Street

£575 Per Month

WITHERNSEA, HU19 2AA



This traditional mid terrace property is tucked away just off Arthur Street, within an easy walk to the town centre and the local schools. With majority Upvc double glazing and gas central heating. Briefly comprising porch, hallway, lounge, dining room, modern kitchen, two double bedrooms both with fitted wardrobes and a good size upstairs bathroom. Outside there is a low maintenance south facing courtyard to the rear.

Deposit £663.00 Rent £575.00 pcm.





Lounge (Reception) 1082'8" x 984'3" (330 x 300)

3.30m x 3.00m (10' 10" x 9' 10") Upvc window to the front aspect, ceiling light and central heating radiator.

Dining Room 1181'1" x 1082'8" (360 x 330)

3.60m x 3.30m (11' 10" x 10' 10") Open plan to the lounge with a Upvc window to the rear aspect, ceiling light, central heating radiator and an under stair cupboard.

Kitchen 1279'6" x 590'7" (390 x 180)

3.90m x 1.80m (12' 10" x 5' 11") Fitted with beech units to the base and walls with a stainless steel sink and drainer with mixer tap, stainless steel electric oven with electric hob and chimney extraction fan. Space and plumbing for an automatic washing machine, two Upvc windows and a half glazed Upvc door to the rear yard.

Bedroom One 1312'4" x 1082'8" (400 x 330)

3.30m x 4.00m (10' 10" x 13' 1") Upvc window to the front aspect, ceiling light and central heating radiator.

Bedroom Two 885'10" x 1181'1" (270 x 360)

3.60m x 2.70m (11' 10" x 8' 10") Upvc window to the rear aspect, ceiling light and central heating radiator. Fitted cupboard housing the gas fired boiler.

Bathroom 590'7" x 721'9" (180 x 220)

2.20m x 1.80m (7' 3" x 5' 11") Fitted with a three piece white suite comprised of a panelled bath with mains shower, low level WC and pedestal wash hand basin. Obscured glazed Upvc window, ceiling light, central heating radiator and vinyl flooring.

Garden

To the rear is a hard standing yard.

Agents Notes

Parking: no off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

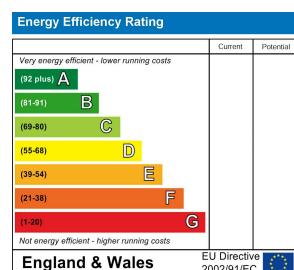
GROUND FLOOR
364 sq ft. (33.8 sq m) approx.

1ST FLOOR
336 sq ft. (31.2 sq m) approx.



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 enquiries we are informed the property is in valuation band A.

Edward Street is just off the town centre. From our office head back down seaside road and turn right at the mini roundabout. Go straight on at the next and Edward Street is the first road on the left, just before the post box and row of shops. Number 15 can be found towards the top on the left hand side, clearly identified by To Let board.

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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