



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Cottage 1 Red House Farm

£700 Per Month

Holmpton Road Withernsea, HU19 2QG



Well presented 2 bedroom cottage with log burner and off road parking. Briefly comprising of open plan kitchen and lounge, upstairs are 2 bedrooms and a newly fitted shower room. Heating is electric from an air source heat pump and air conditioning is available for the summer months. There is a private car park which provides off road parking. Available now.

Rent £650.00 pcm Deposit £750.00





### Kitchen Living Room 19'4" x 14'1" min (5.90 x 4.30 min)

Open plan ground floor living space with modern fitted kitchen units housing an electric hob, ceramic 1.5 bowl sink and drainer, under-stairs-cupboard housing the hot water tank, laminate flooring throughout, side entrance door, rear French doors and front and rear facing uPVC windows.

### Bedroom 3/Second Reception 8'0" x 6'0" (2.45 x 1.85)

Multi-purpose ground floor room providing a single bedroom if required or additional living space with laminate floor and a rear facing uPVC window.

### Bedroom One 15'10" x 11'1" (4.85 x 3.40)

Double bedroom with dual aspect uPVC windows.

### Bedroom Two 15'10" x 9'10" (4.85 x 3.00)

Double bedroom with dual aspect uPVC windows and a built-in cupboard.

### Bathroom 7'10" x 8'8" (2.40 x 2.65)

Comprising of a bath with shower above, vanity basin and WC, with an electric towel radiator and velux window.

### Garden

To the rear is an enclosed laid to lawn garden with paved patio area and fenced boundaries, a gate provides access to a central passageway providing bin storage and access into the property. An externally accessed utility room provides plumbing for a washing machine along with useful storage space.

### Agent Note

Parking: off street parking is available with this property via a shared private car park.

Heating & Hot Water: Heating is via an air

source heater/AC unit and Hot Water are via an immersion tank.

Mobile & Broadband: Mobile and Broadband are available. For more information on providers predictive speeds and individual mobile provider coverage, please visit Ofcom Checker.



### Energy Efficiency Graph

#### Tenure:

Energy Efficiency Rating	Current	Potential
(92 plus) A		100
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales		
<small>EU Directive 2002/91/EC</small>		

Council tax band B.

Services include electric and drainage by way of a private septic tank.

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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