



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 32 St. Nicholas Park

£675 Per Month

Withernsea, HU19 2JL



Rent £675pcm Deposit £778 Council Tax Band B  
A well presented 3 bedroom semi-detached house in a quiet area close to all amenities.

Comprises of

Ground floor:

Lounge, kitchen diner,

Upstairs:

3 bedroom, family bathroom.

Outside:

Shared driveway for 1 car, small rear garden with decking area.





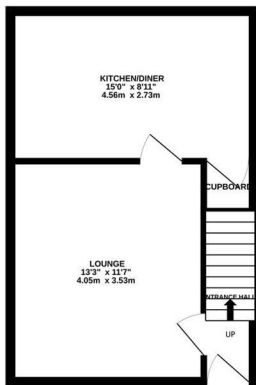
**Agents Notes**

**Parking:** off street parking is available with this property.

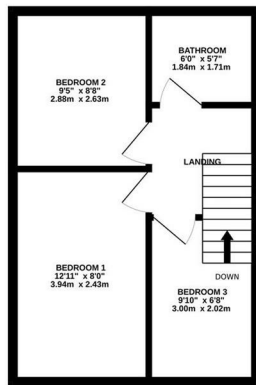
**Heating & Hot Water:** both are provided by a gas combi boiler

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

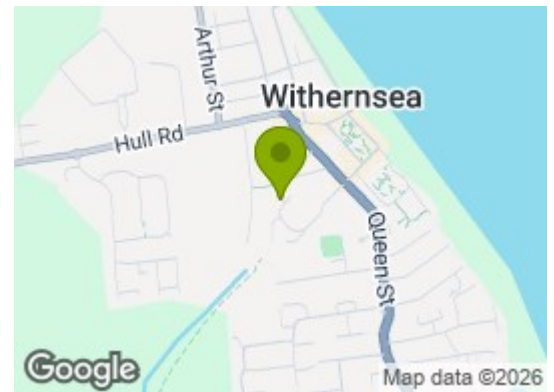
GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other items are approximations and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Map data ©2026



**Energy Efficiency Graph**

**Tenure:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	

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.

