



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



42b Princes Avenue

£450 Per Month

WITHERNSEA, HU19 2JA



A 2 bedroom first floor apartment with gas central heating and double glazing. Briefly comprising of shared entrance and stairs to the first floor. Own door then leads into the lounge, kitchen with built in oven and hob, bathroom with large storage cupboard and 2 bedrooms.





Kitchen 1312'4" x 656'2" (400 x 200)

4.00m x 2.00m (13' 1" x 6' 7")Fitted with white units to the base and walls with contrasting worktops over and a stainless steel sink with drainer. Electric oven and hob with extraction fan over. Space and plumbing or an automatic washing machine, ceiling light, central heating radiator and vinyl flooring. Upvc window, central heating boiler and external door leading to the communal staircase.

Bathroom 754'7" x 984'3" (230 x 300)

2.30m max x 3.00m (7' 7" x 9' 10")Fitted with a panelled bath with mains shower attachment, pedestal wash hand basin and low level WC. Obscured Upvc window, vinyl flooring, ceiling light, storage cupboard and water heater.

Lounge (Reception) 1148'4" x 1115'6" (350 x 340)

3.50m x 3.40m (11' 6" x 11' 2")Upvc window, ceiling light, central heating radiator and external door to the communal staircase.

Bedroom One 1640'5" x 918'8" (500 x 280)

5.00m into bay x 2.80m (16' 5" x 9' 2")Upvc bay window, ceiling light and central heating radiator.

Bedroom Two 1312'4" x 853'0" (400 x 260)

4.00m x 2.60m (13' 1" x 8' 6")Upvc window, ceiling light and central heating radiator.

Mobile & Broadband

Mobile and broadband full fiber are available. For more information on providers, predictive speeds and mobile coverage please visit ofcom checker.

Servies

Services include mains gas, electric and water.

Heating

Heating is run via a gas combi boiler

Parking

Parking is on street parking. No off street parking available

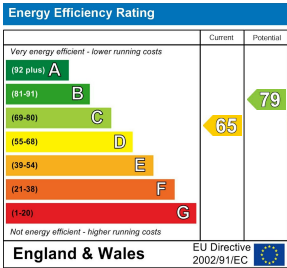


TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure:



Services include mains gas, electric and drainage connections, however these have not been tested by the agent.
Council tax is paid to the East Riding of Yorkshrie Council, from internet enquires we are informed the property is in valuation band A.
Starting from our office head right onto Queen Street, through the traffic lights and turn left onto Princess Avenue where number 42 is located on the right hand side opposite the junction for King Street.

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.

