



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



58 Ryecroft Drive

£700 Per Month

WITHERNSEA, HU19 2LX



A good size three bedroom mid terrace house, benefiting from an open plan layout that is perfect for modern family life, with three good size bedrooms, modern kitchen diner across the rear, south facing garden and a house bathroom with shower over the bath.

With uPVC glazing and gas central heating throughout the accommodation comprises: useful entrance porch, spacious living room with double doors to the kitchen diner, three first floor bedrooms and bathroom





Entrance Porch 590'7" x 656'2" (180 x 200)

1.80m x 2.00m (5' 11" x 6' 7") UPVC with glazed windows opens into a useful front porch with access into the lounge, tiled flooring, ceiling light and central heating radiator.

Lounge 1197'6" x 1886'6" (365 x 575)

3.65m x 5.75m (12' x 18' 10") Spacious reception room with an open plan stair case rising to the first floor, front facing uPVC window, two ceiling lights, two central heating radiators and glazed double doors leading through to the kitchen.

Kitchen Diner 1886'6" x 1082'8" (575 x 330)

5.75m x 3.30m (18' 10" x 10' 10") Open plan kitchen diner across the rear of the property with French doors opening to the decked patio area, fitted with modern handleless wooden units to the base and walls with grey work surfaces, tiled splash backs, stainless steel double sink with mixer tap, provisions for a slot in cooker,

plumbing for an automatic washing machine and space for an upright fridge freezer, tiled flooring, two ceiling lights, central heating radiator, uPVC rear window, under stairs storage space and a wall mounted gas combination boiler.

Landing

Stairs lead onto the landing with a panelled balustrade, loft access and built in airing cupboard.

Bedroom One 1312'4" x 984'3" (400 x 300)

4.00m x 3.00m (13' 1" x 9' 10") Front facing uPVC window, ceiling light, central heating radiator and laminate flooring.

Bedroom Two 951'5" x 984'3" (290 x 300)

2.90m x 3.00m (9' 6" x 9' 10") Rear facing uPVC window, ceiling light, central heating radiator, laminate flooring and a built in cupboard with hang rails.

Bedroom Three 918'8" x 853'0" (280 x 260)

2.80m x 2.60m (9' 2" x 8' 6") Single bedroom with a built in over stairs storage cupboard, ceiling light, central heating radiator and laminate flooring.

Bathroom 557'9" x 656'2" (170 x 200)

1.70m x 2.00m (5' 7" x 6' 7") White three piece bathroom suite comprising panelled bath with shower over bath, low level WC and pedestal wash hand basin. Tiled walls and vinyl flooring, ceiling light, central heating radiator and an obscured glazed uPVC window.

Garden

To the front of the property is a grassed . The rear garden is part paving, part grassed

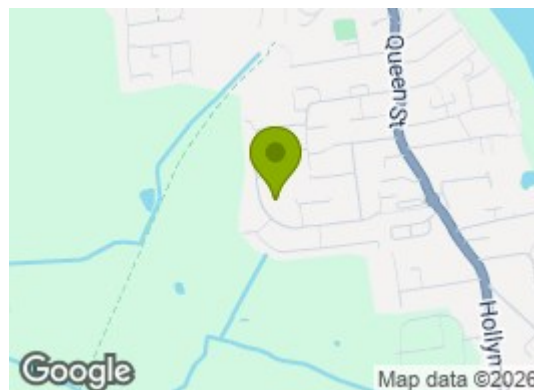


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Services include mains gas, electric and drainage connections.

Council tax is paid to the East Riding of Yorkshire Council, we are advised this property is in valuation band A

From our office head south along Queen Street through the traffic lights. Turn right down Victoria Avenue, left onto Highfield and right onto Ryecroft Drive. The property is located on the right hand side tucked back.



Energy Efficiency Graph

Tenure:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 firms 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

rent@goodwinfox.com | rent@goodwinfox.com

