



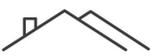
FIRST FLOOR FLAT 189 QUEEN STREET

£625 PCM

BOND £625

Frank Hill & Son are delighted to present a spacious three-bedroom first-floor flat located in the heart of Withernsea, a charming seaside town in East Yorkshire. This lovely flat features a fully fitted kitchen, a generously sized living room, two double bedrooms, one single bedroom, and a large three-piece bathroom.

With its prime location, this flat would be perfect for a variety of renters, especially families with young children who will appreciate the proximity to the seaside and the valley gardens.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



• Multiple Amenities • Three Bedroom Flat • Town Centre Location

Withernsea offers a range of amenities, including various shops, a leisure centre, a high school and a primary school (both rated 'good' schools) and more. There is also a bus route in Withernsea, providing easy access to the city of Hull and surrounding villages.

This property will be available from mid April. Please email rents@frankhillandson.co.uk to receive an application form. Please note we will need a completed application form to be able to arrange a viewing from April.

Entrance Hall

With ceiling light, loft access, laminate flooring, central heating radiators and large storage cupboards

Bathroom

Dual aspect windows, WC, WHB, panelled bath, ceiling light and vinyl flooring.

kitchen

Range of base and wall units, UPVC double glazed window to the rear.

Lounge

Large lounge to the front of the property, neutrally decorated and laminate flooring.

Bedroom One

Bedroom one is a large double bedroom with Velux roof window and large Walk-in wardrobe.

Bedroom Two

Bedroom two is a double room neutrally decorated with Velux window to the ceiling.

Bedroom Three

Bedroom three is neutrally decorated with Velux roof window.

Additional Information

COUNCIL TAX/BUSINESS RATES

Band - A

ENERGY PERFORMANCE CERTIFICATE

EPC rating - C

SERVICES

Mains water, gas, electricity and drainage

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY





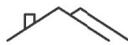


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Office
18 Market Place
Patington
East Yorkshire
HU12 0RB

01964 630 531
accounts@frankhillandson.co.uk


FRANK HILL & SON
Lettings and Estate Agents
established 1924