



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Hull Road

Withernsea, HU19 2DZ

Offers In The Region Of
£100,000



Very spacious period terrace house offered to the market with vacant possession and no chain, centrally located within a short distance of the town centre, local schools and the beach. The property comprises: entrance hall, lounge, sitting room, open plan kitchen diner, three first floor double bedrooms and the bathroom, outside is a good size garden at the rear with outbuildings for storage. The property would benefit from a level of cosmetic improvements but this has been reflected at the current asking price and offers great potential for any buyer looking for a home they can add their own stamp to and potentially add value. Available to view via appointment only, contact our office to arrange this.





Hallway

A wooden door opens from a recessed storm porch giving access into a spacious entrance hallway with stairs rising to the first floor landing.

Lounge 12'3" x 11'3" excluding bay (3.75 x 3.45 excluding bay)

Front reception room with a wooden frame bay window, radiator and a fireplace housing a gas fire.

Sitting Room 12'5" x 9'2" (3.80 x 2.80)

Rear facing second reception room providing an additional seating/dining space with a uPVC window and radiator.

Dining Room 12'1" x 9'4" excluding bay (3.70 x 2.85 excluding bay)

Open plan to the kitchen with a side facing uPVC bay window, fireplace and radiator.

Kitchen 13'9" x 9'0" (4.20 x 2.75)

Fitted kitchen with wooden units fitted with an electric oven and hob and with plumbing for a washing machine and space for a free standing. Rear walk-in cupboard with window. Tiled flooring and tiled splash backs, radiator, side facing uPVC window and door to the lean-to.

Lean-to

Side lean-to with access out to the rear garden.

Landing

Stairs rise onto a split level central landing with a wooden balustrade and loft access.

Bedroom One 12'3" x 21'7" (3.75 x 6.60)

Large front facing bedroom with three wooden sash windows and a radiator.

Bedroom Two 12'5" x 11'9" total (3.80 x 3.60 total)

Double bedroom with a rear facing uPVC window, radiator and with the room being partitioned with a walk-in wardrobe.

Bedroom Three 13'11" x 9'2" max (4.25 x 2.80 max)

Rear facing bedroom with two uPVC windows, radiator, built-in cupboard and with a gas combi-boiler.

Bathroom 12'1" x 5'8" (3.70 x 1.75)

Four piece suite bathroom comprising of a large walk-in shower cubicle, tiled sided bath, pedestal basin and WC. With a radiator, uPVC window and a decorative mixture of tiled and tongue and groove panelled walls.

Garden

At the rear of the property is a hard standing garden with a number of outbuildings including a workshop/store, Avery and a further wooden frame potting shed at the far end of the garden. Enclosed to all sides by a mixture of fenced and walled boundaries and with access to a gated shared alleyway servicing this and the

neighbouring properties that gives access through to the roadside at the front of the property.

A walled forecourt style front garden completes the property with some mature planting and a feature tiled pathway leads to the front door.

SERVICES

Services include mains gas, electric and drainage connections.

PARKING

There is no off road parking. Street parking is available on Hull Road (no permit required)

MOBILE AND BROADBAND

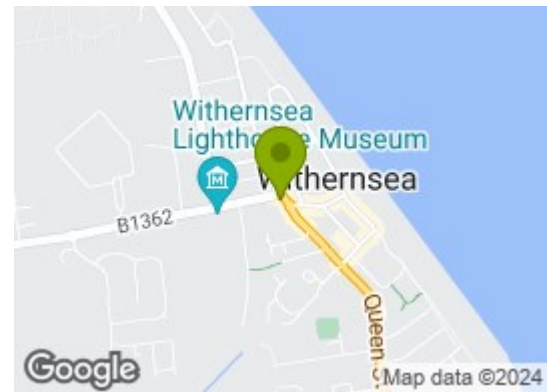
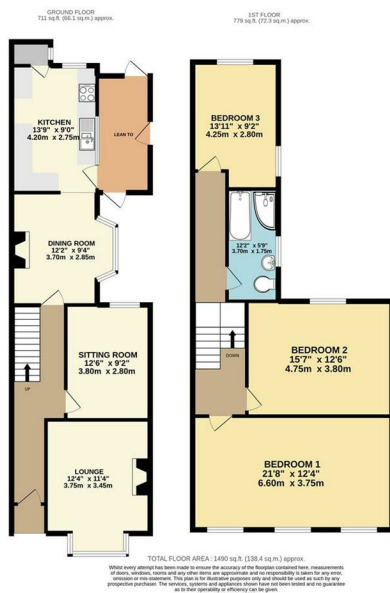
Mobile and Broadband (full fibre) are available. For more information on providers, predictive speeds and mobile coverage, please visit Ofcom checker.

HEATING

Hot Water and Central Heating are via a gas fired boiler.

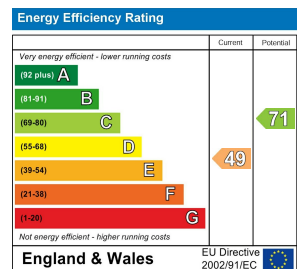
AGENT NOTE

Please be advised that this property may not meet all mortgage lender's criteria for lending and we advise you to contact our office should you wish to purchase with a mortgage



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

Services include mains gas, electric and drainage connections.

From our office head north on Queen Street, turning left at the mini roundabout onto Hull Road where this property is the first on the right hand side next door to the dentist.

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.