



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



33 Arthur Street

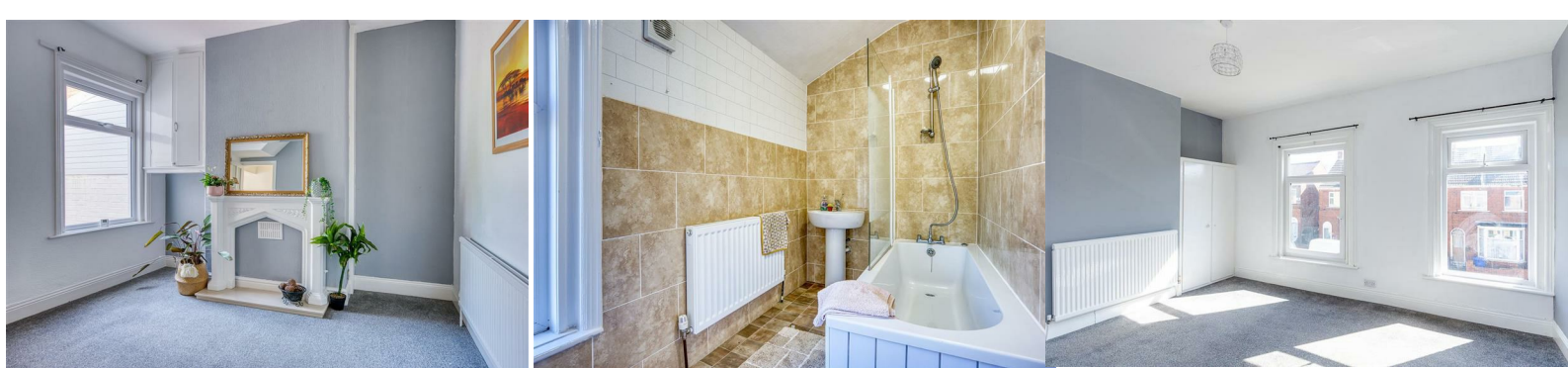
Asking Price £147,000

Withernsea, HU19 2AB



Offered to the market with vacant possession and no onward chain is this good size three bedroom terrace house, finished to a good standard throughout and located conveniently close to the town centre, sea front and local school. With uPVC glazing and gas central heating throughout the property comprises: entrance hall, lounge, separate dining room, white gloss fitted kitchen, rear utility/lobby area and ground floor WC, to the first floor are three bedrooms and a bathroom and to the rear is a good size West facing enclosed garden. This spacious property would ideally suit a first time buyer and a young family looking to move up the property ladder and is perfect for any buyer looking for a property ready to move straight into. Call us at your earliest convenience to arrange a viewing.





Hallway

A uPVC door opens from a recessed storm porch into the entrance hall with stairs rising to the first floor landing. With a radiator and traditional cornice with corbels.

Lounge 11'5" x 11'3" excluding bay (3.50 x 3.45 excluding bay)

Front facing lounge with a uPVC bay window, radiator and cornice to the ceiling.

Dining Room 12'1" x 11'11" (3.70 x 3.65)

Second reception room with a rear facing uPVC window, radiator, decorative fireplace, under-stairs-storage cupboard and access through to kitchen.

Kitchen 11'9" x 8'2" (3.60 x 2.50)

Contemporary white gloss fitted kitchen with wooden work surfaces and tiled splash backs, with tiled flooring, spotlights to the ceiling, a stainless steel sink with drainer and mixer tap, built-in electric oven and electric hob, gas combi-boiler concealed in a cupboard, side facing uPVC window, radiator, plumbing for a washing machine and space for a vertical fridge freezer.

Utility Space 10'11" x 8'2" (3.35 x 2.50)

Multi-purpose room providing a spacious rear entrance lobby/utility space with a uPVC window and door to the rear garden, tiled flooring and radiator.

WC 3'3" x 5'4" (1.00 x 1.65)

Ground floor WC with tiled flooring and a uPVC window.

Landing

Stairs rise to a split level landing with loft access and radiator.

Bedroom One 11'5" x 14'11" (3.50 x 4.55)

Spacious front facing double bedroom with two uPVC windows, radiator and built-in wardrobe.

Bedroom Two 12'1" x 9'2" (3.70 x 2.80)

Rear facing bedroom with a uPVC window, radiator and a built-in shelved airing cupboard that also houses a radiator.

Bedroom Three 10'9" x 8'2" (3.30 x 2.50)

Rear facing bedroom with a uPVC window and radiator.

Bathroom 10'7" x 5'2" (3.25 x 1.60)

White three piece suite bathroom comprising of a bath with mains fed shower above and glass screen, pedestal basin and WC. With tiled walls, vinyl flooring, radiator and a uPVC window.

Garden

To the rear of the property is a good size laid to lawn garden, West facing to catch the afternoon sun and enclosed by fenced boundaries with a gate providing a pedestrian right of way over the neighbouring property to give access round to the roadside.

PARKING

There is no off road parking. On street parking is available on Arthur Street. (No permit required)

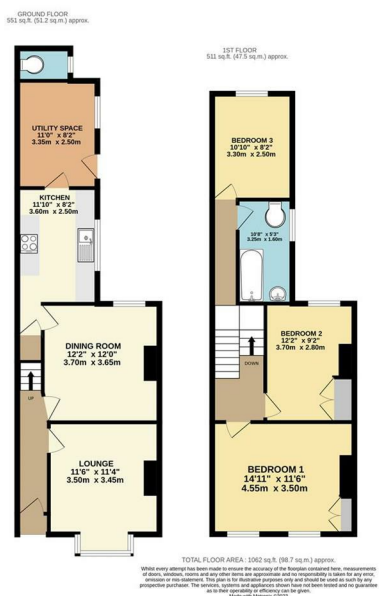
MOBILE AND BROADBAND

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

HEATING

Heating and Hot water are via a gas fired boiler.

Area Map



Council Tax band:B Tenure: Freehold

Directions: From our office head north on Queen Street and left onto Hull Road, turn right at the Lighthouse onto Arthur Street where this property is on the left hand side.

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 or give any representation or warranty in respect of the property.

Energy Efficiency Graph

