



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 15 Young Street

£230,000

WITHERNSEA, HU19 2DX



**FOUR BEDROOM SEA FRONT PROPERTY WITH SEA VIEWS FROM NEARLY EVERY WINDOW!**

Located on the corner of Young Street and the North Promenade is this very well presented terrace house, laid out over three storeys with four bedrooms and two reception rooms this property provides an abundance of living space for anyone looking for the dream home by the sea. The property comprises: entrance hall, lounge with bay window facing the sea, dining room leading to a fitted kitchen, ground floor WC with wash room, rear entrance lobby/utility and the garage, a split level landing leads to a contemporary bathroom and three double bedrooms on the first floor, with superb panoramic views from bedroom one, stairs continue to the four bedroom on the second floor. With uPVC glazing and gas central heating throughout. This property must be seen to be appreciated! Call our office today to arrange a viewing.





**Entrance Hall 14'9" x 6'6" (4.50 x 2.00)**

A uPVC front entrance door opens to an internal porch with a glazed wooden door opening to the hallway with a spindled staircase rising to the first floor with storage below, tiled flooring, radiator and a front facing uPVC window.

**Lounge 13'1" x 18'0" excluding bay (4.00 x 5.50 excluding bay)**

Good size living room with a uPVC bay window to the front aspect with a sea view, further side facing window, two radiators and an exposed brick fireplace.

**Dining Room 16'0" x 12'3" (4.90 x 3.75)**

Second reception room leading through to the kitchen and providing a useful dining space with a uPVC bay window with sea view and a radiator.

**Kitchen 9'6" x 12'9" (2.90 x 3.90)**

With fitted wooden kitchen units with contrasting black worktops and matching splashbacks housing an electric oven and gas hob with extraction fan above, 1.50 bowl stainless steel sink with drainer and mixer tap, plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled flooring, radiator and a uPVC window to the side aspect.

**WC & Wash Room**

A central corridor leads from the kitchen and branching off from this is a storage cupboard (this space houses the boiler and offers

lots of storage), a fully tiled ground floor WC and a separate wash room with a basin and tall fitted units to one wall (these could be easily removed and turned back into a shower room as the old fittings are still behind / able to be reinstated)

**Rear Entrance Lobby/Utility 12'1" x 8'2" (3.70 x 2.50)**

A uPVC door opens to this lean-to rear entrance lobby that is fitted with white gloss units to one wall with a sink. An internal door leads through to the garage. The utility room is plumbed for an automatic washing machine.

**Garage 16'0" x 8'10" (4.90 x 2.70)**

With an up and over vehicular door opening from Young Street.

**Landing**

Stairs rise to a split level landing and continue to the second floor.

**Bedroom One 14'9" x 12'9" max excluding wardrobes (4.50 x 3.90 max excluding wardrobes)**

Impressive bedroom with a uPVC glazed bay window providing panoramic sea views and an abundance of natural light, with a range of built-in wardrobes, a ceiling fan and radiator.

**Bedroom Two 14'5" x 11'1" max (4.40 x 3.40 max)**

With a uPVC bay window to the side aspect with sea views, built-in alcove display cupboard, radiator and ceiling fan.

**Bedroom Three 12'7" x 9'6" (3.85 x 2.90)**

With a side facing uPVC window and radiator.

**Bathroom 8'6" x 5'10" max (2.60 x 1.80 max)**

Modern bathroom suite comprising of a bath with a dual shower and glass screen, vanity basin and WC. With fully tiled walls and flooring, towel radiator and two uPVC windows.

**Bedroom Four 13'11" x 12'1" (4.25 x 3.70)**

Stairs rise to this second floor attic bedroom with a uPVC glazed dormer window providing direct sea views, with built-in storage cupboards and a radiator. From Bedroom 4 there is door access to a large walk in loft which is fitted with shelving.

**Outside**

Outside is a low maintenance front garden adjoining the promenade enclosed by a low wall boundary that wraps around the side of the property where a hand gate gives access to the front entrance door and vehicular access leads to the garage.

**Agent Note**

Parking: off street parking is available with this property via the garage.  
Heating & Hot Water: both are provided by a gas fired boiler.  
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



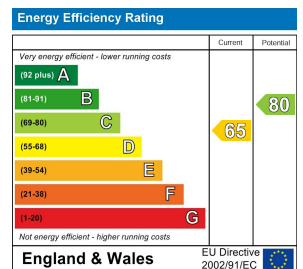
TOTAL FLOOR AREA: 1843 sq.ft. (171.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band B

Services include mains gas, electric and drainage connections.

This property is the last property on the left hand side at the promenade end of Young 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

