



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



19 Kirkfield Road

£110,000

WITHERNSEA, HU19 2LA



THREE BEDROOM SEMI-DETACHED WITH PARKING!

Located on a small cul-de-sac just off the main road is this semi-detached three bedroom house, with an open plan kitchen diner to the rear that opens onto a west facing enclosed garden that is ideal for children or pets. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance hall, lounge with feature fireplace, rear kitchen diner with patio doors to the garden, three bedrooms and a bathroom. Outside there are gardens to the front and rear, the back garden being west facing and housing a brick built store room/workshop space adjoining the rear of the house. Available to view via appointment, please contact our office to arrange this.





Hall

A uPVC front entrance door opens into the hall with stairs rising up to the first floor, radiator and open storage space below the stairs.

Kitchen 9'10" x 19'8" (3.00 x 6.00)

Fitted with white units to the base and walls with glazed display units, grey worktops over and tiled splash backs. Stainless steel electric oven with a 5 ring gas hob over and extraction fan. 1.25 resin sink and drainer with mixer tap. Space and plumbing for a dishwasher and a recessed space to fit an upright fridge freezer. Radiator, ample room for a breakfast table and with uPVC sliding patio door opening out to the rear garden.

Lounge 11'9" x 13'1" (3.60 x 4.00)

With a uPVC window to the front aspect, radiator and a fireplace with marble effect hearth and an inset gas fire.

Landing

Stairs rise from the ground floor onto the landing with a loft hatch.

Bathroom 5'6" x 7'0" (1.70 x 2.15)

Fitted with a three piece white suite comprised of a bath with mains fed shower, vanity wash hand basin and low level WC. Tiled splash backs, vinyl flooring, radiator and an obscured glass uPVC window.

Bedroom One 10'11" x 10'9" (3.35 x 3.30)

Double bedroom with a uPVC window to the front aspect, radiator and two built-in storage cupboards.

Bedroom Two 9'10" x 10'5" (3.00 x 3.20)

Rear facing double bedroom with a uPVC window, radiator and built-in storage cupboard.

Bedroom Three 7'10" x 8'8" (2.40 x 2.65)

Single bedroom with a uPVC window to the front aspect and radiator.

Workshop 13'11" x 7'10" (4.25 x 2.40)

With power and lighting laid on, space and plumbing for an automatic washing machine and a wall mounted gas combination boiler. Timber door and single glazed window to the garden.

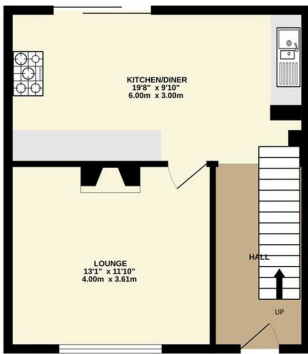
Garden

To the rear of the property is a paved patio area which continues onto a laid to lawn garden enclosed by walled boundaries with a gate to the front. To the front of the property is a gravelled driveway for off street parking and decorative metal vehicular gates. With a further grassed garden to the side and with a hedge boundary to the roadside. (Please note the garage is not included within the sale and will be removed by the vendor on completion).

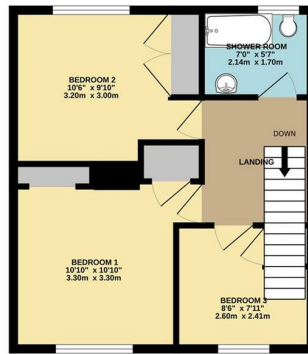
Agent Note

Parking: off street parking is available with this property.
 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.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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 for any prospective purchaser. The services, fixtures 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	61
		EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections, however these have not been tested by the agent.

Council tax band A.

From our office head south on Queen Street and turn right onto Kirkfield Road, take the first left onto The Close and the property is located on the right 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/give any representation or warranty in respect of the property.

