



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



20 Waxholme Road

£129,950

WITHERNSEA, HU19 2BT



TWO BEDROOM TERRACE WITH REAR SEA VIEWS AND NO CHAIN!

Located within walking distance to the beach and with sea views to the rear is this spacious and very well presented two bedroom house, finished to a high standard throughout and coupled with a landscaped garden to the rear complete with external bar that offers the perfect space for outdoor entertaining. With uPVC glazing and gas central heating in place the accommodation briefly comprises; front entrance porch, lounge and a dining room open plan to the kitchen, to the first floor are two double bedrooms and bathroom with walk in storage cupboard, outside is a walled front garden with planting and to the rear is a stunning garden with an extensive paved patio area, granite chip garden with stepping stone pathway to a wooden bar. Offered to the market with no onward chain and available to view now, contact us today to see all that this property has to offer.





Porch

UPVC front entrance porch provides a useful entrance lobby giving access into the lounge via a further uPVC door.

Lounge 17'8" x 13'11" (5.40 x 4.25)

Spacious living room with open plan wooden stairs leading to the first floor and open plan through to the dining room, with a uPVC bay window to the front aspect, feature fireplace with an exposed brick fireplace, laminate flooring (with carpet on top), coving to the ceiling and a radiator.

Dining Room 13'11" x 11'5" (4.25 x 3.50)

Good size second reception room with a uPVC window to the rear aspect, internal feature window to the lounge, feature fireplace with an electric fire, coving to the ceiling, radiator, laminate flooring and open plan to the kitchen.

Kitchen 17'8" x 8'6" (5.40 x 2.60)

White gloss galley kitchen fitted with units to the base and walls with contrasting worktops over and matching tiles, stainless steel sink and drainer with mixer tap, fitted electric oven and gas hob with stainless steel chimney extraction fan, plumbing for a washing machine, dishwasher and fridge freezer. Wall mounted gas fired

combination boiler, radiator, laminate flooring, two uPVC windows and uPVC French doors to the rear garden.

Landing

Stairs rise onto the landing with loft access and a useful walk-in storage cupboard (1.30m x 1.70m).

Bedroom One 15'5" x 6'10" (4.70 x 2.10)

Front facing double bedroom, originally two rooms but converted into one to make a large master bedroom (could be easily reverted back if 3 bedrooms were required) with two uPVC windows, two ceiling lights and two radiators.

Bedroom Two 10'4" x 10'9" (3.15 x 3.30)

Double bedroom with a uPVC window to the rear aspect overlooking the garden and sea beyond, laminate flooring, ceiling light, radiator, fitted wardrobes and a feature fireplace.

Bathroom 8'6" x 7'2" (2.60 x 2.20)

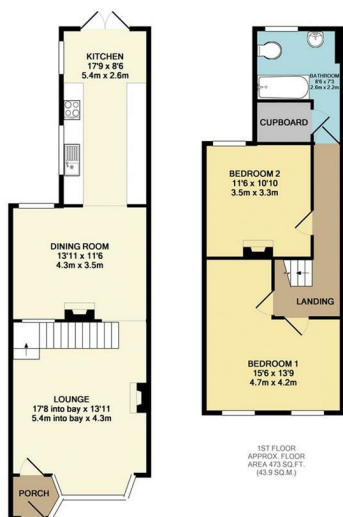
White bathroom suite comprising of a panelled bath with electric shower above and glass splash back screen, low level WC and pedestal wash hand basin. Tiled splash backs, towel radiator and a uPVC window to the rear aspect.

Garden

To the rear of the property is a beautifully landscaped garden, with an extensive stone paved patio area stepping out from the rear of the property with a trellis archway leading onto a red granite chipped garden with a stepping stone pathway leading to a further patio area and a wooden bar located at the bottom of the garden, with power laid on and fully kitted out to provide a great space for outdoor entertaining. The garden is well enclosed by fenced and walled boundaries, with external lantern lighting, a free standing wooden outhouse and a hand gate which gives access to a shared pathway leading round to the roadside. To the front of the property is a walled garden with a hand gate and paved pathway giving access to the front porch.

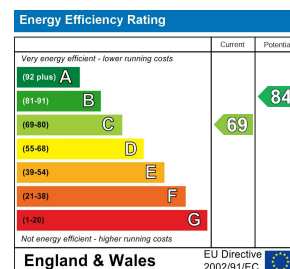
Agent Note

Parking: there is no off street parking 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.



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band A.

From our office head north on Queen Street, turn left onto Hull Road then right again at the lighthouse onto Arthur Street, follow this road until it joins Waxholme Road 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

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