



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



22 Highfield

Withernsea, HU19 2LL

Offers In The Region Of
£115,000



MID TERRACE HOUSE WITH THREE BEDROOMS AND NO CHAIN!

Offering ideal accommodation for a young family is this well presented home, situated a short distance from the local Tesco and with a good size garden at the rear. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance lobby, dual aspect lounge, dining room and modern kitchen leading through to a rear lobby with outside WC and useful storage area, to the first floor are three bedrooms each with fitted storage and a shower room. Outside are planted gardens to the front and rear, with the rear being West facing to catch the afternoon's sun. Offered to the market with the benefit of no onward chain, contact our office to arrange a viewing.





Hallway

A uPVC front entrance door opens into the entrance lobby with stairs rising to the first floor landing.

Lounge 16'10" x 10'7" (5.15 x 3.25)

Good size living room with dual aspect uPVC windows to the front and rear, two radiators and a fireplace with gas fire.

Dining Room 10'9" x 10'9" (3.30 x 3.30)

Second reception room leading onto the kitchen with a bank of fitted units to one wall, a uPVC window to the front aspect, exposed brick fireplace, radiator and laminate flooring.

Kitchen 16'4" x 5'6" (5.00 x 1.70)

Modern cream fitted kitchen units with square edged quartz effect worktops and tiled splash backs, fitted with an electric oven with gas hob above, integrated tall freezer, space for an under counter fridge and plumbing for a washing machine. With vinyl flooring, under-stairs-storage cupboard and with two uPVC windows and door to the rear lobby.

Rear Lobby

Useful storage space with uPVC doors opening to the rear garden and a further door to the side passage way, incorporating a ground floor WC and a further store room.

Landing

Stairs rise onto the landing with a rear facing uPVC window

Bedroom One 10'7" x 14'1" (3.25 x 4.30)

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

Bedroom Two 8'8" x 14'1" (2.65 x 4.30)

Second double bedroom with a uPVC window to the front aspect, loft access, radiator and built-in cupboard.

Bedroom Three 10'9" x 5'10" excluding wardrobe (3.30 x 1.80 excluding wardrobe)

Good size third bedroom with a bank of fitted wardrobes to one wall, a radiator and uPVC window to the rear.

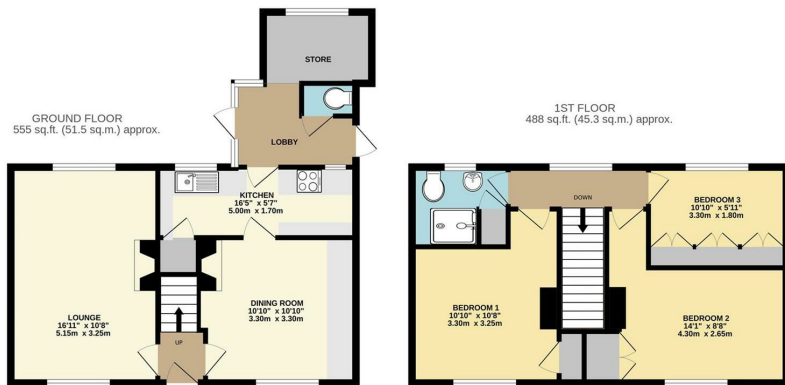
Bathroom 5'10" x 10'9" (1.80 x 3.30)

Fitted with a three piece bathroom suite comprising of a large shower cubicle with electric shower, pedestal basin and WC, with tiled walls, vinyl flooring, uPVC window and a built-in cupboard housing the gas combi-boiler.

Garden

To the front of the property is a walled garden with mature plants, a hand gate gives access to a pathway leading to the front entrance door, a passageway leads down the side of the property and is shared with the neighbouring house and a private door leads off this and opens into the rear entrance lobby.

To the rear is a good size garden, West facing and mostly laid to lawn but with a paved patio area and two greenhouses, the garden is enclosed to all sides by a mixture of fenced and hedge row boundaries.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band A.

Services include mains gas, electric and drainage connections.

From our office head South on Queen Street, turning right onto Victoria Avenue then left at the end onto Highfield where this property is 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.

