



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



21 Hull Road

£185,000

Withernsea, HU19 2DY



This deceptively spacious traditional period townhouse has been tastefully finished in keeping with the age and style of property, retaining many original features and encapsulating the properties original character and charm. Situated within easy reach of the town centre, seafront and local schools, offering ideal accommodation for a family. Offering well proportioned accommodation throughout and with uPVC glazing and gas central heating throughout the property comprises: entrance hall, lounge, sitting room (currently a ground floor bedroom) open plan kitchen diner, four first floor bedrooms and the family bathroom. Outside is a generous South facing garden that catches the sun all day with a contemporary porcelain paved patio area and screened by fenced boundaries for privacy and security. Only by internal inspection can this beautiful home be fully appreciated, contact our office today to make an appointment before it gets snapped up!





Entrance Hall

A uPVC front entrance door with stained glass panel opens from a recessed storm porch with traditional tiled flooring, this leads through into the hallway with a traditional spindled staircase with newel post rising and turning to the first floor landing and cupboard below. With black and white tiled flooring, radiator and period cornice to the ceiling with corbels.

Lounge 11'5" x 14'5" excluding bay (3.50 x 4.40 excluding bay)

Spacious front facing living room with a uPVC glazed square bay window, fireplace with wooden mantel piece and inset log burning stove with exposed brick surround, period cornice to the ceiling and radiator.

Sitting Room 12'9" x 11'5" (3.90 x 3.50)

Verstle room, currently used as a ground floor bedroom with adjoining dressing area but offering ideal space as an additional sitting room or playroom etc. With a focal fireplace with wooden mantelpiece and open fire, radiator, cornice to the ceiling and with an open plan dressing area with uPVC French doors opening to the rear patio area.

Dining Room 11'9" x 11'9" to bay (3.60 x 3.60 to bay)

Open plan dining space leading onto the kitchen with a side facing uPVC glazed bay window, radiator and herringbone patterned vinyl flooring.

Kitchen 13'5" x 10'5" (4.10 x 3.20)

Good size kitchen fitted with a range of base and wall units with a sink and drainer, electric oven and gas hob, plumbing for a washing machine and space for a tumble dryer, herringbone patterned vinyl flooring, two side facing uPVC windows and a uPVC door opening to the garden.

Landing

Stairs rise and turn onto the landing with a built-in storage cupboard.

Bedroom One 13'1" x 10'5" (4.00 x 3.20)

Rear facing double bedroom with decorative wall panelling, two UPVC windows and a radiator.

Bedroom Two 11'5" x 12'9" (3.50 x 3.90)

Second double bedroom with a rear facing uPVC window and radiator.

Bedroom Three 11'5" x 11'1" (3.50 x 3.40)

Third double bedroom with a uPVC window to the front aspect, radiator and arched uPVC window.

Bedroom Four 7'10" x 7'6" (2.40 x 2.30)

Single bedroom offering ideal space as a dressing room or study with a radiator and arched uPVC window to the front aspect.

Bathroom 11'9" x 6'2" (3.60 x 1.90)

Contemporary family bathroom fitted with a white three piece bathroom suite comprising of a bath with mains fed dual shower and glass screen, pedestal basin and WC. With tiled splash backs and tiled flooring, wall cabinet, uPVC window and vertical radiator.

Garden

To the front of the property is a walled yard with planting and pathway to the front door. To the rear is a deceptively large garden, mostly laid to lawn but with an extensive porcelain paved patio area stepping out from the rear of the property, enclosed to all sides by fenced boundaries with plenty of mature plants, a wooden storage shed, traditional coal shed and side gate.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Council tax band B.

From our office turn right at the mini roundabout and left at the next one onto Hull Road. The property can be found on the left hand side before reaching Lascelles Avenue.

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.

