



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 King Street

Asking Price £90,000

Withernsea, HU19 2HY



This charming mid-terrace house has been updated by the current owners throughout including a high gloss fitted kitchen and a four piece suite bathroom, offering a great opportunity for any buyer looking for a cosy home that is ready to move straight into by the sea. Speaking of the sea, this cottage is conveniently situated close to the seafront, allowing you to enjoy leisurely strolls along the beach whenever you desire. With uPVC glazing and gas central heating throughout the accommodation comprises: lounge, kitchen, ground floor bathroom and two first floor bedrooms. Outside is a Tiki-inspired garden that adds a unique touch to the outdoor space, providing a great space for entertaining or to relax and enjoy the sea air. Whether you are looking for a permanent residence, buy to let or a holiday home by the coast, this property is the ideal choice.





Lounge 10'9" x 12'1" (3.30 x 3.70)

A uPVC entrance door opens into the lounge with a uPVC window beside this, ceiling fan, radiator and access leads through to the kitchen.

Kitchen 11'1" x 10'9" (3.40 x 3.30)

White gloss fitted kitchen with contrasting black worktops and matching tiled splash backs, with a stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a fridge freezer and provisions for a free standing gas cooker. With slate effect laminate floor tiles, radiator, alcove cupboard housing the gas combi-boiler, stairs leading to the second floor and a uPVC window opening to the rear garden.

Bathroom 14'7" x 5'2" (4.45 x 1.60)

Fitted with a white suite comprising of a bath with shower attachment, separate shower cubicle with mains fed shower unit, vanity basin and WC with concealed cistern. With vinyl flooring, tiled splash backs, radiator, towel radiator and two uPVC windows.

Bedroom One 11'1" x 12'1" (3.40 x 3.70)

Double bedroom with a uPVC window to the front aspect, loft hatch, radiator and fitted wardrobes to the alcoves.

Bedroom Two 11'1" x 9'6" (3.40 x 2.90)

With a uPVC window to the rear aspect and radiator.

Garden

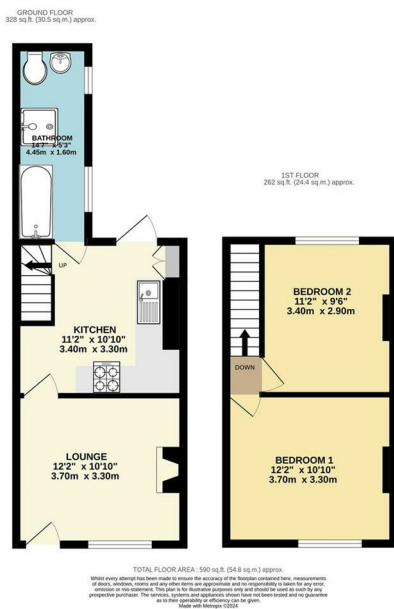
To the rear of the property is a good size garden, having been mostly gravelled for ease of maintenance, with artificial grass providing a pleasant seating area leading on from a Tiki bar beside the kitchen door that provides a great space for outdoor entertaining. Continuing is a sunken pond with a small bridge and stepping stone pathway that leads to a vegetable plot with greenhouse, brick BBQ and a decked patio area at the very bottom of the garden. Enclosed by fenced boundaries and with a gate providing pedestrian access from the rear alleyway.

Parking: there is no off street parking with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

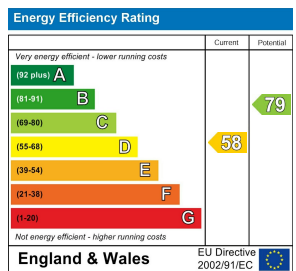
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Agent Note



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax band A.

From our office head south on Queen Street, through the traffic lights and turn left before reaching Tesco onto Princes Avenue, turn left again onto King Street and 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

