



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 28 Highfield

£125,000

Withernsea, HU19 2LL



TWO BEDROOM SEMI DETACHED HOUSE WITH NO CHAIN!

This well presented property would be ideal for a family or anyone wanting to get on the property ladder. With a good size secure garden to the rear of the property and located within a short walk from the local Tesco this accommodation comprises: entrance hallway, lounge, kitchen, two spacious bedrooms and a bathroom. The front and rear gardens are both well presented and mainly laid to lawn, 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 today.





### Hallway

A uPVC front door opens into the hallway with the carpeted staircase running down the right hand side, leading to the first floor. Access to the lounge and kitchen are via interior wooden doors.

### Lounge 13'9" x 11'1" (4.2m x 3.4m)

An interior wooden, glass window door enters into the lounge from the hallway. The lounge is situated at the front of the property and a uPVC window allows views onto the front garden.

### Kitchen 20'4" x 7'10" (6.2m x 2.4m)

The generously sized kitchen is at the rear runs across the width of the property. Base and wall units are fitted throughout with tiled splash backs and a sink. A uPVC back door leads into the garden.

### Bedroom 1 17'0" x 8'10" (5.2m x 2.7m)

Bedroom 1 is very spacious spanning the full width of the property, carpeted throughout and with two windows to the front of the property. A central heating radiator is on the wall.

### Bedroom 2 11'1" x 11'9" (3.4m x 3.6m)

Bedroom 2 has a uPVC window with views onto the garden, a central heating radiator and a built in shelving unit and wardrobe.

### Bathroom 8'2" x 4'11" (2.5m x 1.5m)

The bathroom comprises of a toilet, sink, bath with electric shower, central heating radiator and two uPVC windows.

### Garden

The front and back garden are well presented and both mainly laid to lawn. To the rear a brick out building can be found. A side gate and concrete path joins the front and rear gardens together.

**Parking** - There is no off street parking with this property.

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

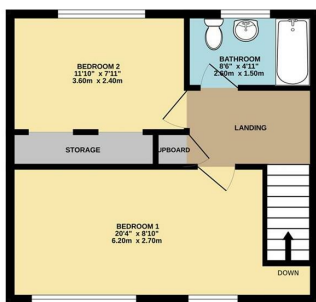
**Mobile & Broadband:** we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

### AGENT NOTES

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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 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.  
Made with Lettings 12/2024



### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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.

