



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**130 North Road**

**Asking Price £145,000**

Withernsea, HU19 2AY



CONTEMPORARY STYLED THREE BEDROOM HOUSE THAT MUST BE VIEWED!

We are pleased to offer to the market this spacious end terraced property, located close to the town centre and beach, the property has undergone a comprehensive update by the current owners and is finished to a very high standard throughout, providing a great opportunity for any buyer looking for their forever home near the sea that is ready to move straight into and enjoy. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance lobby, lounge with multi-fuel stove, utility, re-fitted bathroom with four piece suite, updated gloss kitchen with dining area and French doors to the rear garden and to the first floor are three good size bedrooms. Externally is a front driveway providing off street parking and to the rear is a landscaped garden, mostly gravelled for ease of maintenance with composite decked patio areas and screened by walled boundaries for added privacy.







**Entrance**

uPVC front door leading to an entrance hall with stairs to the first floor landing and a radiator.

**Lounge 13'11" x 10'11" (4.25 x 3.35)**

Good size lounge with a uPVC glazed bay window to the front aspect, radiator and central fireplace housing a multi-fuel stove with alcove storage unit beside.

**Kitchen Diner (12'9" x 6'10") & (9'0" x 9'8") ((3.90 x 2.10) & (2.75 x 2.95))**

Open plan kitchen having been updated with contemporary white gloss kitchen units with complementing grey worktops and tiled splash backs, with a stainless steel sink and drainer unit, built-in electric oven and gas hob with extraction hood, plumbing for a dishwasher and space for under-counter white goods. With uPVC French doors opening to the rear garden, laminate flooring throughout, radiator and further vertical radiator.

**Utility**

Useful storage space continuing under the stairs and housing the gas fired boiler along with plumbing for a washing machine.

**Bathroom 12'1" x 6'8" (3.70 x 2.05)**

Modern updated bathroom fitted with a four piece suite comprising of a corner shower cubicle with a mains fed dual shower, bath with mixer shower, vanity basin and WC set in a white gloss unit. With panelled walls and ceiling for ease of maintenance, vinyl flooring, radiator, uPVC window and a mirrored wall cabinet.

**Landing**

Stairs lead onto the landing with uPVC window to side aspect and access to loft.

**Bedroom One 14'1" x 13'1" max (4.30 x 4.00 max)**

Front facing double bedroom with a uPVC bay window and further window beside this, radiator and laminate flooring.

**Bedroom Two 10'2" x 7'10" (3.10 x 2.40)**

Double bedroom with a uPVC window to rear aspect, laminate flooring and radiator.

**Bedroom Three 7'2" x 5'10" (2.20 x 1.80)**

Third bedroom with a uPVC window to rear aspect, laminate flooring and radiator.

**Garden**

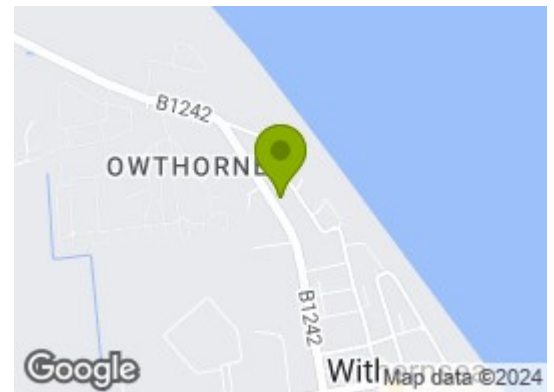
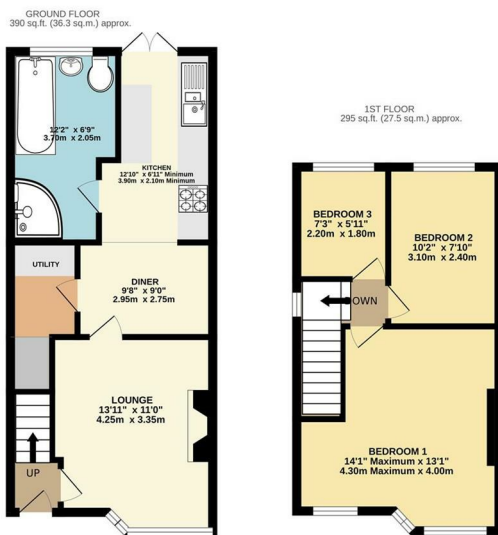
The front of the property is gravelled for parking with a pathway leading to a canopied front entrance door.

To the rear is a large garden, mostly gravelled for ease of maintenance with two composite decked patio areas, a section of lawn and a paved area at the bottom of the garden housing two storage sheds. Enclosed and screened to all sides by fenced and walled boundaries for added privacy.

**Agent Note**

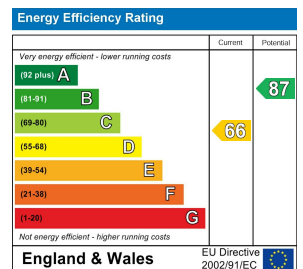
Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

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**



Council tax band A.

The property is connected to mains drains and mains gas.

From our office head North on Queen Street, turn left onto Hull Road then turn right opposite the lighthouse onto Arthur Street, stay on this road as it merges onto North Road 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

