



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 23 Whitethorne Avenue

£130,000

Withernsea, HU19 2LN



Step inside to discover this fully refurbished three bedroom property, updated throughout and benefitting from a modern kitchen that leads through to a large rear conservatory offering a bright and airy space to relax and unwind, overlooking the low maintenance south-facing garden - ideal for enjoying those sunny afternoons. The property boasts a modern shower room, adding a touch of luxury to your daily routine and has solar panels in place providing free day time electricity. The accommodation comprises: entrance hall, ground floor WC, front facing lounge, contemporary two tone gloss kitchen, spacious rear conservatory with doors opening to an elevated rear garden, with artificial grass for ease of maintenance and with access to a communal parking area running behind these properties, to the first floor are three good size bedrooms and the re-fitted shower room. With uPVC glazing and gas central heating throughout. This property is ready now for a new owner to move straight into and would make a great starter home for any buyer looking to get onto the property ladder. Contact our office today to make an appointment to view.





### Entrance Hall

A uPVC door opens into the hallway with stairs to the first floor landing with vinyl flooring and a radiator.

### WC

Ground floor WC with basin, uPVC window, radiator and tiled effect vinyl flooring.

### Lounge 14'5" x 12'3" (4.40 x 3.75)

Front facing living room with a uPVC window, radiator and modern fireplace with electric fire.

### Kitchen 8'8" x 19'0" (2.65 x 5.80)

Updated grey and white gloss fitted kitchen with modern square edged white worktops and upstands, fitted with a high level electric double oven, five ring gas hob with extraction hood and glass splashback, ceramic 1.5 bowl sink and drainer with pull out mixer tap, space/plumbing for a washing machine, dishwasher and American style fridge freezer. With wooden effect vinyl flooring, radiator, ceiling spotlights, a built-in storage cupboard, uPVC window and French doors opening to the rear conservatory.

### Conservatory 12'11" x 16'8" (3.95 x 5.10)

Spacious rear conservatory that provides additional living/dining space facing onto the garden with French doors, radiator and a ceiling fan.

### Landing

Stairs lead onto the landing with a radiator, built-in cupboard and loft access.

### Bedroom One 16'0" x 10'2" (4.90 x 3.10)

Good size double bedroom with a uPVC window to the front elevation and radiator.

### Bedroom Two 9'10" x 12'5" (3.00 x 3.80)

Second double bedroom with a rear facing uPVC window, radiator and a built-in cupboard housing the gas combi-boiler.

### Bedroom Three 9'0" x 8'6" (2.75 x 2.60)

Good size third bedroom with a uPVC window to the front aspect and radiator.

### Shower Room 5'6" x 6'6" (1.70 x 2.00)

Modern shower room updated with a new suite comprising of a walk-in shower cubicle with mains fed dual shower, grey gloss vanity unit housing the WC and basin. With patterned tiled effect vinyl flooring, wet wall panelling including a panelled ceiling, radiator and a rear facing uPVC window.

### Garden

To the front of the property is a laid to lawn garden with fenced boundary and gate to the roadside.

To the rear is an elevated garden than has been covered in artificial grass for ease of maintenance, facing South to catch the sun all day, with an upper and lower seating area, a shed for storage and enclosed to all sides by fenced boundaries with a gate opening onto a communal parking area running behind these properties.

### Agent Note

Parking: on street parking is available at the rear of the property via a shared utility road.

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.

The property has solar panels which are owned outright and provide a feed-in tariff.



## Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	83
(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.

The property is connected to mains drainage and mains gas.

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.

