



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



35 Arthur Street

Offers Over £165,000

WITHERNSEA, HU19 2AB



Impressive three bedroom mid terrace house, located close to the local schools and town centre, having had a program of works in recent years to bring the property up to a high standard, finished with a fantastic high gloss breakfast kitchen with integrated appliances, contemporary bathroom suite, tastefully decorated and with modern grey uPVC windows and doors that give the property added kerb appeal. The property comprises: entrance hall, lounge, separate dining room, open plan breakfast kitchen, sun room, three first floor bedrooms and the house bathroom, to the rear is a west facing, laid to lawn with an external garden room/summerhouse that offers flexibility as a home office or gym etc. This spacious property would ideally suit a first time buyer and a young family looking to move up the property ladder and is perfect for any buyer looking for a property ready to move straight into. Call us at your earliest convenience to arrange a viewing.





Entrance Hall

An open fronted storm porch with a grey composite front entrance door leads into the hallway with stairs rising to the first floor, decorative corning with corbels to the ceiling, patterned tiled flooring and a column radiator.

Lounge 14'9" into bay x 11'5" (4.50 into bay x 3.50)

Good size living room with a uPVC glazed bay window to the front aspect, reclaimed period fireplace with open grate fire, decorative cornice to the ceiling and with a radiator.

Dining Room 12'1" x 11'9" (3.70 x 3.60)

Second reception room with a uPVC window to the rear, radiator, cast iron fireplace with alcove cupboard and a further under-stairs-storage cupboard.

Breakfast Kitchen 23'3" x 8'2" (7.10 x 2.50)

Contemporary grey gloss fitted kitchen with complementing work surfaces and matching splash backs, with an integrated fridge freezer and dishwasher. Range style dual fuel cooker with extraction hood above and glass splash back. Composite sink and drainer with mixer tap. Space and plumbing for an automatic washing machine and tumble dryer. Spotlights to the ceiling, wood effect flooring, breakfast bar unit, two radiators, gas fired combi-boiler, three uPVC windows and a door to the sun room.

WC

Ground floor WC leading from the kitchen fitted with a basin with grey gloss cabinet and half tiled walls.

Sun Room 14'9" x 6'6" (4.50 x 2.00)

Pleasant sun room, currently used as a home bar, with a lean-to acrylic roof with uPVC doors and windows to the rear garden.

Landing

Split level landing with a wooden balustrade and a glass skylight giving access to the loft.

Bedroom One 15'1" x 11'5" (4.60 x 3.50)

With two uPVC windows to the front aspect, radiator, period fireplace and a built-in alcove cupboard.

Bedroom Two 12'1" x 9'0" (3.70 x 2.75)

With a uPVC window to the rear aspect, radiator and a alcove cupboard.

Bedroom Three 10'9" x 8'2" (3.30 x 2.50)

With a uPVC window to the rear aspect and radiator.

Bathroom 11'9" x 5'2" (3.60 x 1.60)

Contemporary bathroom fitted with a white three piece suite comprising of a shower bath with mains fed multi-head shower and glass screen, grey gloss vanity unit with white counter top and basin with concealed cistern WC. Tall wall cabinet, modern wall tiles with mosaic feature tiling, towel radiator and an obscured glass uPVC window.

Garden

To the front of the property is a walled yard with decorative iron hand gate to an open fronted storm porch.

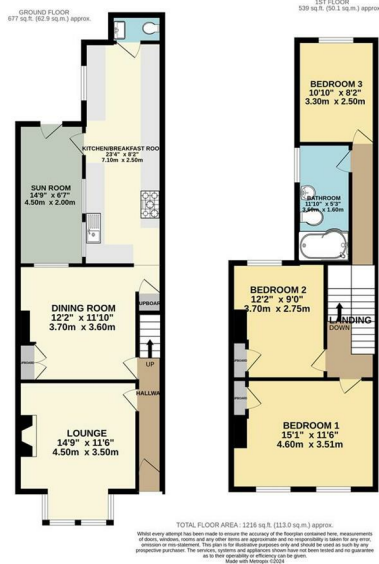
To the rear is a good size garden, laid to lawn with fenced and hedge boundaries and a pedestrian gate giving right of access behind the neighbouring property back round to the roadside. At the bottom of the garden is the garden room with raised deck terrace along with a wooden shed for storage.

Garden Room 15'10" x 13'5" (4.85 x 4.10)

Custom built garden room currently used as a summerhouse, however it offers plenty of potential uses and would make an ideal home gym or external office for anyone working from home etc. With power and lighting supplied and with French doors opening to the garden.

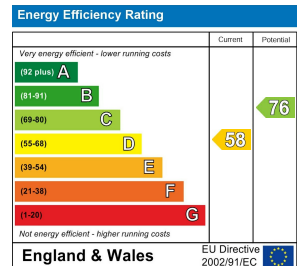
Agent Note

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 B.

From our office head north on Queen Street and left onto Hull Road, turn right at the Lighthouse onto Arthur Street where this property is on the left hand side.

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