



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



12 Kirkfield Road

£135,000

WITHERNSEA, HU19 2JZ



THREE BEDROOM SEMI- DETACHED HOUSE WITH OFF STREET PARKING!

Meticulously upgraded by the current owners throughout and now ready for a new owner to move straight into and enjoy. With uPVC glazing and gas central heating in place the accommodation comprises: entrance hall, modern fitted kitchen with pantry, front facing lounge, home office space, rear utility with ground floor WC and store room, three first floor bedrooms (two doubles & a single) and tiled shower room. Outside is a walled garden to the front with vehicular gates opening to the driveway, a generously sized workshop provides plenty of useful storage space and to the rear is a further low maintenance garden with an enclosed patio area. Offering a great opportunity for a family looking to take the next step up the property ladder and available to view via appointment only.





Hallway

UPVC front entrance door leads into the hallway with stairs to the first floor with storage space below, radiator and laminate flooring.

Kitchen 10'2" x 13'5" (3.10 x 4.10)

Modernised re-fitted kitchen with sleek white gloss units with matching white worktops, stainless steel sink and drainer unit with mixer tap, recessed chimney alcove providing space for a range cooker with stainless steel splash back, built-in microwave, radiator, laminate flooring, rear facing uPVC window and wall panelling. A walk-in shelved pantry cupboard adds a touch of practicality to the space.

Lounge 11'9" x 13'5" (3.60 x 4.10)

A front facing lounge which radiates comfort, enhanced by laminate flooring and two radiators.

Study/Rear Lobby

Multi-purpose space currently used as a home office with wall cladding and a uPVC door leading through into a rear lobby with fitted units providing utility space along with a built-in cupboard (cupboard was originally a ground floor WC and has plumbing still in place). Leading on from this is a further store room providing space for

white goods, with a rear facing window and door out to the garden.

Landing

Stairs lead onto the landing with loft access, fitted storage and laminate flooring.

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

Front facing double bedroom with a uPVC window, radiator, laminate flooring and two built-in cupboards.

Bedroom Two 9'10" x 11'9" (3.00 x 3.60)

Rear facing double bedroom with a uPVC window, radiator and laminate flooring.

Bedroom Three 7'10" x 8'8" (2.40 x 2.65)

Single bedroom with a uPVC window to the front, radiator and laminate flooring.

Shower Room 5'4" x 7'0" (1.65 x 2.15)

Modern fully tiled shower room with a large fitted shower cubicle with mains fed shower, low level WC and wall hung basin, vinyl flooring, glass mosaic border tiles, radiator and a uPVC window.

Garden

To the front of the property is a walled garden, gravelled

for ease of maintenance, with metal double gates to provide vehicular access for off street parking, also seated in the front garden is a large workshop providing lots of useful storage space. A gate opens through to a hard standing rear garden, enclosed by walled boundaries with steps rising to a further covered patio area with additional storage space.

PARKING

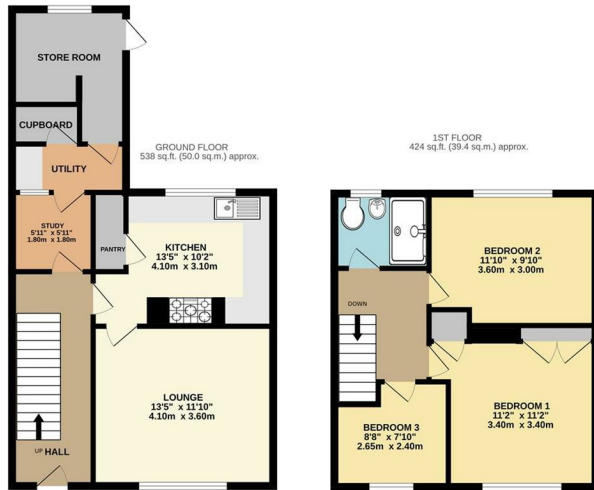
Off Road parking is via the driveway.

HEATING

Heating and Hot Water are via a gas fired boiler

BROADBAND AND MOBILE

Mobile and Broadband (full fibre) are available. For more information on mobile coverage and providers and predictive speeds please visit Ofcom checker



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, doors 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 quantity or efficiency can be given. Made with floorplan 02023



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	<div style="text-align: center;"> 84 61 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small> 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, through the traffic lights and turn right opposite Tea Junction onto Kirkfield Road where this property is in the small cul de sac 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.

