



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 40 Kirkfield Road

£129,500

WITHERNSEA, HU19 2JZ



THREE BEDROOM SEMI-DETACHED HOUSE WITH NO CHAIN!

This modernised property benefits from an open plan layout flowing throughout the ground floor and offers a flexible and sociable space that is perfect for entertaining family & friends. With a high gloss fitted kitchen diner leading through to a utility space with plenty of kitchen units to provide ample storage space for a family's needs. One of the highlights of this lovely home is the inviting lounge featuring a cosy log burner, creating a warm and welcoming atmosphere during those chilly winter evenings. With uPVC glazing and gas central heating the accommodation comprises: lounge, open plan kitchen diner, utility area and rear conservatory, to the first floor are three bedrooms and the bathroom. Outside are mature planted gardens to the front and rear with an external BBQ area leading from the kitchen doors for outdoor entertaining in the summer months. Offered to the market with no onward chain and available to view now.





### Lounge 11'9" x 20'0" (3.60 x 6.10)

A uPVC door opens to an spacious living room spanning the front of the property with stairs rising to the first floor landing and glazed double doors creating an open plan layout through to the kitchen. With a focal fireplace housing a multi-fuel stove, laminate flooring and uPVC window to the front aspect.

### Kitchen Diner 9'10" x 18'0" (3.00 x 5.50)

With white gloss fitted units and modern squared edged worktops with matching upstands, space for a range style cooker with extraction fan and stainless steel splashback, inset sink with mixer tap, built-in microwave, radiator, laminate flooring, feature plinth lights, wall mounted gas boiler, built-in coat cupboard and a set of uPVC French doors opening to the rear garden.

### Utility 13'11" x 7'6" (4.25 x 2.30)

Well appointed utility room with matching white gloss units and being open plan to the kitchen, with a bank of larder units to one wall and offering plenty of storage space throughout. With a composite 1.5 bowl sink and drainer with mixer tap, laminate flooring, side facing uPVC window and door, space/plumbing for a washing machine, dishwasher, freezer, vertical fridge freezer and dryer.

### Conservatory 14'3" x 8'6" (4.35 x 2.60)

Lean-to conservatory of uPVC construction with French doors to the rear garden and a wooden panelled feature wall.

### Landing

Stairs rise onto the first floor landing with a radiator and loft access.

### Bedroom One 10'11" x 8'6" excluding wardrobe (3.35 x 2.60 excluding wardrobe)

Front facing double bedroom with fitted wardrobes to one wall with mirrored sliding doors, laminate flooring and front facing uPVC window.

### Bedroom Two 8'6" x 12'5" (2.60 x 3.80)

Rear facing double bedroom with fitted wardrobes, laminate flooring and a rear facing uPVC window.

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

Single bedroom with a front facing uPVC window and laminate flooring.

### Bathroom 5'6" x 7'2" (1.70 x 2.20)

Three piece bathroom suite comprising of a shower bath with electric shower unit, WC and vanity basin. With wet wall panelled splash backs, vinyl flooring, towel radiator and uPVC window.

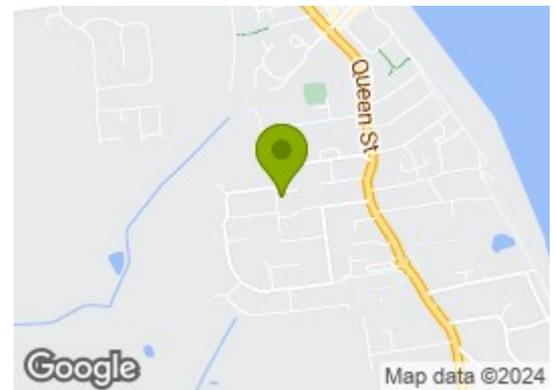
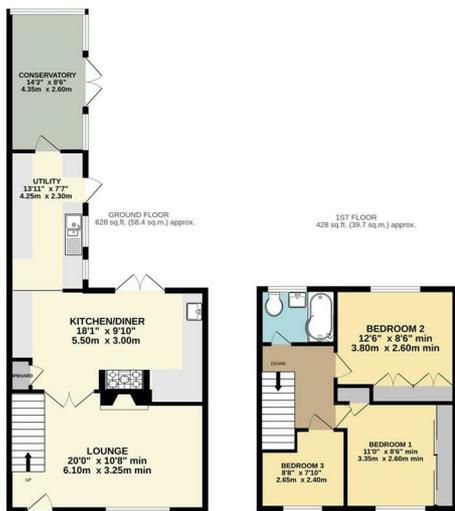
### Garden

To the front of the property is a mature planted garden, filled a wide variety of established plants, enclosed by hedge boundaries with a gate giving access to the front door. Stepping out from the kitchen doors is a paved patio area with small pond and outdoor dining space with BBQ and external sink. Leading on from this is a laid to lawn section of garden with a greenhouse, storage shed and enclosed by fenced boundaries with a side access gate.

### Agent Note

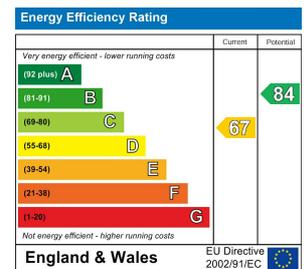
**Parking:** This property has no off street parking.  
**Heating & Hot Water:** both are provided by a gas fired boiler.

**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 gas and drainage connections.

From our office head south on Queen Street, through the traffic lights and turn right opposite Lee Avenue onto Kirkfield Road where this property is in the small cul de sac on the right hand side with this property being in the far corner.

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.

