



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



128 Kirkfield Road

£130,000

Withernsea, HU19 2LD



THREE BEDROOM SEMI-DETACHED HOUSE WITH PARKING AND NO CHAIN!

Situated at the western end of the estate backing onto open land at the rear for added privacy and facing out down the street is this good size three bedroom property, offered to the market with the benefit of vacant possession and no onward chain, enjoying a West facing garden at the rear to catch the afternoon sun and with off street parking to the front. With uPVC glazing and gas central heating in place the accommodation comprises: porch, hallway, lounge, kitchen diner, rear conservatory and a side entrance porch with ground floor WC, to the first floor are three bedrooms and a wet room. The property offers a great opportunity for a buyer looking for a home that they can add their own stamp to and is available now for viewings, contact our office today to arrange this.





Porch/Hallway 4'3" x 4'11" (1.30 x 1.50)

A brick built front entrance porch with uPVC windows and door gives access into the hallway with stairs rising to the first floor landing, radiator and laminate flooring.

Lounge 12'9" x 12'7" (3.90 x 3.85)

Front facing living room with a uPVC window, vertical radiator and a tiled fireplace with gas fire.

Kitchen Diner 9'0" x 18'10" max (2.75 x 5.75 max)

Open plan kitchen across the rear of the property with wooden units to the base and walls with complementing worktops and tiled splash backs, fitted with a stainless steel sink and drainer with plumbing below for a dishwasher and washing machine, high level electric oven and separate gas hob, wall mounted gas combi-boiler, radiator, laminate flooring and a built-in cupboard under the stairs. With uPVC French doors to the conservatory, a rear facing uPVC window and further uPVC door to the side porch.

Side Porch/WC 9'6" x 4'3" (2.90 x 1.30)

A uPVC side entrance porch gives access to the kitchen and includes a ground floor WC with basin and towel radiator.

Conservatory 9'6" x 10'4" (2.90 x 3.15)

Wooden frame construction with tiled flooring and doors out to the rear garden.

Landing

Stairs rise onto the landing with a side facing uPVC window and loft access.

Bedroom One 12'1" x 12'9" maximum (3.70 x 3.90 maximum)

Front facing double bedroom with a bank of fitted wardrobes to one wall and a built-in storage cupboard, radiator and uPVC window.

Bedroom Two 9'2" x 11'1" (2.80 x 3.40)

Rear facing double bedroom with uPVC window and radiator.

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

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

Wet Room 5'6" x 7'6" (1.70 x 2.30)

Tiled wet room with vinyl flooring fitted with an electric shower, wall hung basin and WC, with a towel radiator and uPVC window.

Garden

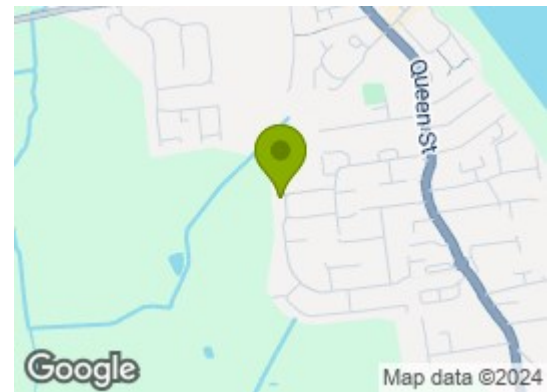
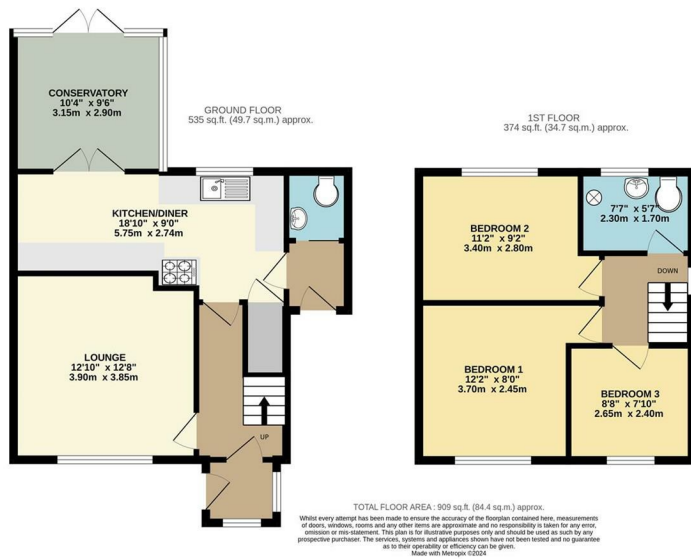
To the front of the property is a gravelled driveway with dropped kerb providing off street parking, a path leads

down the side of the property and a gate opens through into a West facing garden at the rear which catches the afternoon sun. With the rear being mostly paved for ease of maintenance with a section of lawned garden and plenty of mature planting. Enclosed by a mixture of fenced and walled boundaries with a brick built storage shed and not overlooked from the rear.

Agent Note

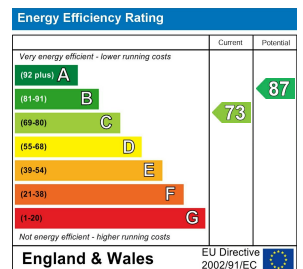
Parking: off street parking is available with this property Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) 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 mains drainage.

From our office head South On Queen Street, continue through the traffic lights and turn right onto Kirkfield Road opposite Tea Junction. Follow the road through the estate heading right as you head up the incline and this property is in the far right hand 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.

