



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



11 Hubert Street

£160,000

Withernsea, HU19 2AT



This three bedroom semi-detached house is a real hidden gem, being the definition of a Tardis and offering a lot more than frontal appearances might suggest, with a stunning garden at the rear, south facing the catch the sun all day long and bursting with life and colour from a wide variety of well established planting that is a gardeners delight. As you step inside, you'll be greeted by a bespoke free standing kitchen that flows through to a internal lobby with WC and leads onto a spacious living room that is filled with natural lighting from the large patio doors, to the first floor are three good size bedrooms and a family bathroom with five piece bathroom suite. warm and inviting atmosphere with one reception room, three cosy bedrooms, and a well-appointed bathroom. Tucked away at the rear is a large wooden garage with vehicular access from the neighbouring street for parking. Offered to the market with vacant possession and no chain involved, with solar panels in place to provide free day time electricity and reducing energy bills. This property really must be seen to appreciate all that is has to offer and is ready for a new owner to make it a their next home, call us today to arrange a viewing and see for yourself what this property has to offer.





Kitchen 14'9" x 13'11" (4.50 x 4.25)

Bespoke free standing solid wood kitchen units including a matching tall pantry cupboard with drawers and pull out spice rack, stainless steel sink unit with mixer tap and plumbing for a washing machine below, provisions for a free standing gas cooker and space for a vertical fridge freezer. Ample space for a kitchen table, with a uPVC window to the front aspect, marmoleum flooring, radiator and a glazed wooden door opens to an internal entrance porch with external uPVC door.

Lobby

Inner lobby leading onto the lounge and with access to the WC, with a uPVC side entrance door and window, wooden flooring, radiator and built-in meter cupboard.

Ground Floor WC

Fitted with a WC, basin, marmoleum flooring and a side facing uPVC window.

Lounge Diner 25'11" x 13'11" (7.90 x 4.25)

Very spacious living room with uPVC patio doors opening out onto the rear garden that flood the room with natural light, with wooden flooring throughout, a small fireplace with electric fire, two radiators and an open tread staircase to the first floor with feature wrought iron spindles.

Landing

Central landing with folding doors opening to the stairs, two deep built-in cupboards, one shelved and one housing the hot water cylinder. With exposed wooden flooring throughout and a loft hatch with pull down loft ladder.

Bedroom One 13'11" x 10'11" (4.25 x 3.35)

Rear facing double bedroom with a uPVC window overlooking the garden, exposed wooden flooring and a radiator.

Bedroom Two 13'11" x 10'0" (4.25 x 3.05)

Front facing double bedroom with uPVC window, exposed wooden flooring and radiator.

Bedroom Three 8'0" x 8'0" (2.45 x 2.45)

Central bedroom with a uPVC window to the side aspect, exposed wooden flooring and a radiator.

Bathroom 8'0" x 8'0" (2.45 x 2.45)

Large bathroom fitted with a five piece bathroom suite comprising of a free standing roll top bath with mixer shower, additional shower cubicle with a mains fed shower, WC, pedestal basin and bidet. With mosaic tiled splash walls, wooden flooring, radiator and uPVC window.

Garden & Garage 1689'7" x 9'10" (515 x 3.00)

To the front of the property is a walled frontage with hand gate and side pathway with a gated access into the rear.

At the rear is a beautiful south facing garden, deceptive in size and bursting with life and colour from a wide variety of well established plants and flowers, including mature climbing roses and ornamental trees, offering a tranquil oasis to sit out in and enjoy the full day sun. With a paved patio area adjoining the rear of the property and a wooden shed for storage, enclosed to all sides by fenced boundaries. A pathway leads to a wooden garage with double doors opening from a private road leading from Cammdige Street at the rear.

Agent Note

Parking: off street parking is available with this property via a rear garage.

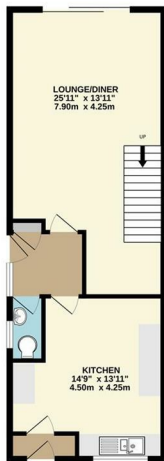
Heating & Hot Water: both are provided by a gas fired boiler.

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 that are owned outright and have a feed in tariff.

GROUND FLOOR
566 sq ft (52.0 sq m) approx.

FIRST FLOOR
533 sq ft (49.3 sq m) approx.



TOTAL FLOOR AREA: 1099 sq ft (100.7 sq m) approx.
When calculating the floor area of a property, the area of the ground floor, basement, subterranean, or other, subterranean, and any other parts are included and the area of the roof, garden, driveway, or other, subterranean, and any other parts are excluded. The area of the ground floor, basement, subterranean, or other, subterranean, and any other parts are included and the area of the roof, garden, driveway, or other, subterranean, and any other parts are excluded. The area of the ground floor, basement, subterranean, or other, subterranean, and any other parts are included and the area of the roof, garden, driveway, or other, subterranean, and any other parts are excluded.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	88
(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 B.

The property is connected to mains drainage and 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.

