



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



63 Princes Avenue

Withernsea, HU19 2HZ

Offers In The Region Of
£110,000



DETACHED TWO BEDROOM HOUSE WITH LOFT SPACE & NO CHAIN!

Situated just a stones throw from the sea front and a short stroll to the local Tesco is this unique detached property, providing a deceptive amount of living space and being competitively priced to attract an early sale. The property would benefit from some cosmetic improvements but this has been reflected in the property's asking price and offers a great starting point for any buyer with a limited budget looking for a property that they can update room by room to taste. With uPVC glazing and gas central heating in place the accommodation comprises: porch, hallway, open plan lounge diner, rear kitchen and ground floor WC, to the first floor are two double bedrooms, a large shower room and a fixed staircase leading to the second floor loft space, outside are low maintenance walled gardens to the front and rear (please note the gated driveway and garages don't form part of this property). Available to view now via appointment, contact our office today to arrange this.





Hall

A uPVC door opens to an internal entrance porch leading into the hallway with stairs to the first floor landing and a radiator.

Lounge Diner 24'5" x 11'5" (7.45 x 3.50)

Open plan lounge diner with a uPVC bay window to the front aspect and a further window to the rear. With two radiators to an under-stairs-storage cupboard.

Kitchen 11'11" x 7'4" (3.65 x 2.25)

Cream gloss fitted kitchen with an electric double oven, electric hob, 1.5 bowl sink and drainer, plumbing for a washing machine, dishwasher and integral fridge. With a uPVC window and door to the rear garden and access through to the WC.

WC 6'4" x 7'4" (1.95 x 2.25)

Rear WC with three uPVC windows and a radiator.

Landing

Stairs lead onto the landing with a second staircase continuing to the second floor loft space.

Bedroom One 11'9" x 13'7" (3.60 x 4.15)

Front facing double bedroom with radiator, uPVC window and fitted wardrobes.

Bedroom Two 9'10" x 9'6" (3.00 x 2.90)

Rear facing double bedroom with a uPVC window, radiator and built-in cupboard.

Bathroom 12'1" x 7'4" (3.70 x 2.25)

Fitted with a shower cubicle, pedestal basin, WC and bidet. With a uPVC window to the rear, radiator and a built-in cupboard housing the boiler and hot water cylinder.

Loft Space 14'1" x 12'1" (4.30 x 3.70)

Stairs rise to a second floor loft space with two skylights and radiator.

Garden

To the front of the property is a walled garden with a side gate opening to a further hardstanding walled garden at the rear with decked patio area.

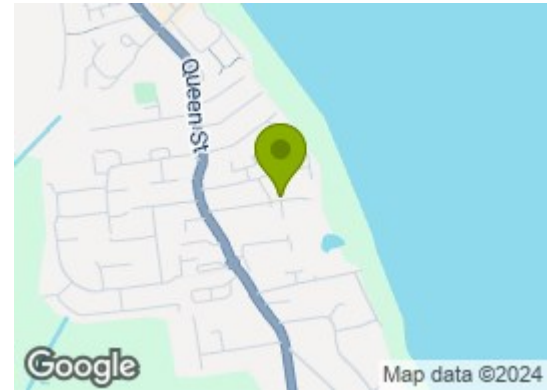
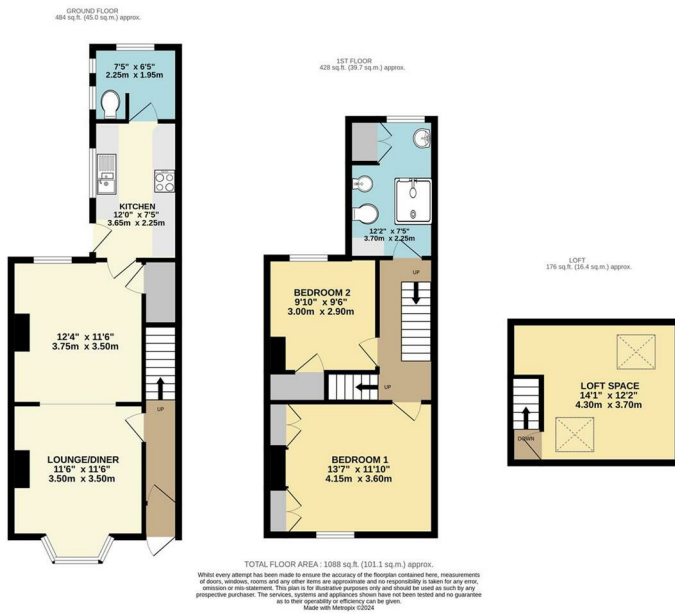
For the avoidance of doubt please note that the gated driveway and garages beyond do not form part of this property.

Agent Note

Parking: no 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

