



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



244 Queen Street

Offers Over £219,950

Withernsea, HU19 2NX



Spacious three bedroom dormer bungalow situated towards the south end of the town, within a short walk of the sea front and local Tesco, having been tastefully updated by the current owners resulting in this beautiful home that is not to be missed. One of the key attractions being a stunning West facing garden at the rear, landscaped with a large variety of well established plants and with various seating areas to catch the sun at different points of the day, resulting in a private and tranquil space to relax in and enjoy. With uPVC glazing and gas central heating in place the accommodation comprises: hallway with built-in cupboards, study, ground floor WC, lounge diner and a modern fitted kitchen, to the first floor are three bedrooms and a contemporary bathroom with four piece suite, externally is a driveway and integral garage to provide off street parking. This property must be seen to be fully appreciated, contact our office today to arrange a viewing and avoid disappointment.





Entrance Hall

A front entrance door leads into the hallway with stairs to the first floor landing, a built-in coat cupboard and further shelved deep storage cupboard. With laminate flooring and radiator.

Kitchen 12'1" x 11'5" (3.70 x 3.50)

Cream gloss fitted kitchen with complementing worktops housing a 1.5 bowl sink and drainer with mixer tap, five ring gas hob with extraction hood, high level electric double oven, space for a fridge freezer and plumbing for a washing machine and dishwasher. With ample space for a breakfast table, tiled splash backs, radiator, tiled effect vinyl flooring and a uPVC window and door to the rear garden.

Lounge Diner 19'0" x 12'5" (5.80 x 3.80)

Spacious reception room with patio doors facing out onto the rear garden, laminate flooring, radiator and a wall mounted fire with floating tiled hearth.

Study 6'8" x 5'6" (2.05 x 1.70)

Useful home office space with a side facing uPVC window radiator and laminate flooring.

Ground Floor WC 2'7" x 5'6" (0.80 x 1.70)

WC with basin, tiled walls and a uPVC window.

Bedroom One 12'5" x 11'11" (3.80 x 3.65)

Double bedroom with fitted bedroom furniture, radiator and uPVC front facing window.

Bedroom Two 11'9" x 8'6" (3.60 x 2.60)

Second front facing bedroom also with fitted bedroom furniture, uPVC window and radiator.

Bedroom Three 6'10" x 13'9" (2.10 x 4.20)

Rear facing bedroom with two uPVC windows and a radiator.

Bathroom 8'4" x 6'10" (2.55 x 2.10)

Contemporary four piece suite bathroom comprising of a bath with shower above, separate quadrant shower cubicle, pedestal basin and W. With tiled splash walls, wood effect vinyl flooring, radiator and uPVC window.

Garage

Integral garage with a metal up and over door to the front driveway.

Garden

To the front is a laid to lawn walled garden with a hard standing driveway up to the garage, providing plenty of off street parking, with a path leading down the side of the

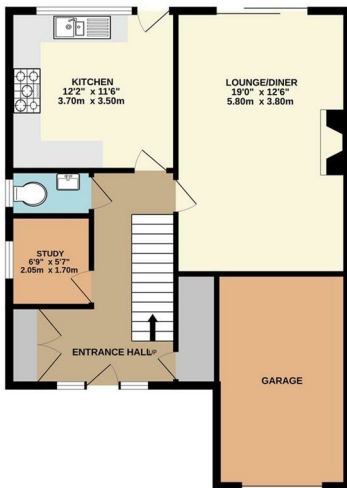
property to the rear garden.

To the rear is a West facing landscaped garden, bursting with colour from a wide variety of well established plants and flowers, split into various sections and seating areas that catch the sun at different points of the day, providing a private and tranquil space to relax in. Stepping out from the kitchen door is a paved patio area for outdoor dining with a large wooden storage shed seating beyond this. Leading on from the patio is a laid to lawn section of garden with a raised seating area under a pergola, this continues to a second paved area with a greenhouse. A trellis archway steps through to a secluded area with a small feature pond and arbour.

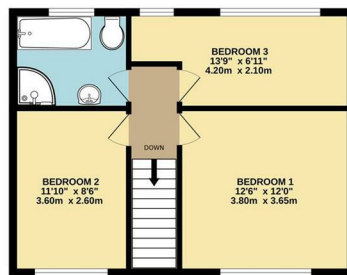
Agent Note

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 premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.

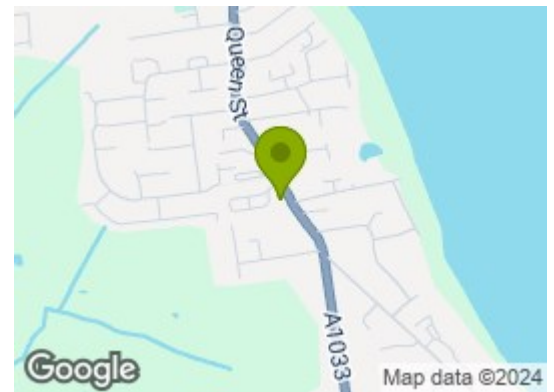


1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms 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 operation or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		67	80
		EU Directive 2002/91/EC	

Council tax band B.

The property is connected to mains gas and mains drainage.

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.

