



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 32 Highfield

WITHERNSEA, HU19 2LL

Offers In The Region Of  
**£145,000**



Modernised three bedroom mid terrace house benefitting from a private driveway with plenty of off street parking and an enclosed west facing garden to the rear, updated and finished to a high standard throughout ready for a new owner to move straight into and enjoy. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance lobby, lounge, open plan kitchen diner, rear entrance lobby, ground floor WC and a utility room, to the first floor are three good size bedrooms and a contemporary family bathroom. This good size property offers the ideal home for a family, first time buyer or investment landlord and must be seen to be appreciated, available to view now via appointment only, contact us today to arrange this and see all that is on offer.





**Hall**

A composite front entrance door opens to the hall with wooden flooring and stairs rising to the first floor.

**Lounge 16'8" x 9'2" (5.10 x 2.80)**

Dual aspect uPVC windows to the front and rear, radiator and wooden flooring.

**Kitchen Diner 16'8" x 16'4" reducing to 12'7" (5.10 x 5.00 reducing to 3.85)**

Updated dining kitchen with oak effect fitted units with matching peninsula unit housing an electric hob, with a separate high level electric double oven, stainless steel sink and drainer unit, integrated dishwasher and an integrated fridge freezer. With slate effect laminate flooring, uPVC windows to the front and rear aspects, radiator, spotlights to the ceiling and an under-stairs-storage cupboard.

**Rear Lobby/WC**

Useful rear entrance lobby with uPVC French doors opening to the rear garden and with a further door opening to the side alleyway. With a ground floor WC with basin and a towel radiator.

**Utility 8'6" x 5'2" (2.60 x 1.60)**

Rear utility room with cream gloss base units housing space and plumbing for a washing machine and tumble dryer, with spotlights to the ceiling, radiator and a rear facing uPVC window.

**Landing**

Stairs rise onto the first floor with a uPVC window to the rear and access to all first floor accommodation.

**Bathroom 7'6" x 5'10" (2.30 x 1.80)**

Tiled bathroom fitted with a white three piece suite comprising of a tiled sided bath with glass splash screen and a dual head mains fed shower unit, pedestal basin and WC. With a radiator and a rear facing uPVC window.

**Bedroom One 8'8" x 14'1" (2.65 x 4.30)**

Second double bedroom With a uPVC window to the front aspect, radiator and a built-in cupboard.

**Bedroom Two 10'9" x 10'9" (3.30 x 3.30)**

Double bedroom with a uPVC window to the front aspect, radiator, loft access and a built-in cupboard housing the gas combi-boiler.

**Bedroom Three 7'10" x 10'9" (2.40 x 3.30)**

Good size third bedroom with a rear facing uPVC window and radiator.

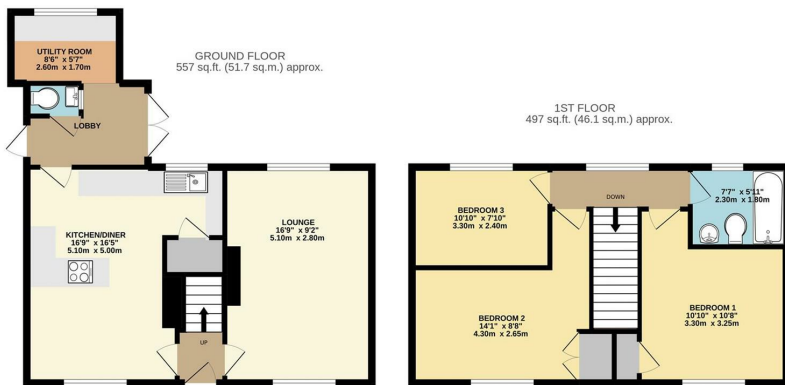
**Garden**

To the front of the property is a gravelled driveway providing off street parking for multiple cars, an alleyway shared with the neighbouring property leads through to the rear entrance lobby.

Stepping out to the rear of the property is a good size west facing garden, mostly laid to lawn garden with raised sleeper borders with mature plants and with a raised decked patio area adjoining the rear of the property. Enclosed to all sides by fenced boundaries with a central pathway leading to a gravelled area at the bottom of the garden and a useful storage shed.

**Services**

Services include mains gas, electric and drainage connections.



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band A.

From our office head south on Queen Street, through the traffic lights and turn right onto Victoria Avenue, left at the end onto Highfield where this property is on the right hand side.

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.

