



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



65 Withernsea Road

Offers Around £165,000

Withernsea, HU19 2PN



Sizeable detached bungalow located on the southern edge of the town heading out towards Hollym, set in a long plot with a rear garage and off street parking, having been updated by the current owners with a new kitchen & bathroom, re-wired, re-plumbed and with uPVC glazing fitted to name but a few of the improvements carried out, resulting in this charming bungalow that is perfect for a new owner looking to retire by the seaside. With uPVC glazing and gas central heating in place the accommodation comprises: porch, open plan lounge diner, rear lobby/utility, two double bedrooms, shower room, fitted kitchen and rear conservatory. To the rear is a landscaped garden with outdoor WC, pizza oven, aviary and a greenhouse leading onto a rear garage to house a car along with a further parking area beside the garage for additional off street parking. Bungalows in this location are always sought after so we recommend an early viewing to avoid disappointment.





Lounge Diner 19'8" x 14'1" narrowing to 12'3" (6.00 x 4.30 narrowing to 3.75)

A uPVC front entrance porch leads into an open plan lounge diner with a uPVC glazed box bay front facing window and French doors opening to the rear lobby, with an inglenook fireplace housing a solid fuel stove with tiled surround, two radiators and access through to the inner hallway.

Rear Lobby/Utility 8'10" x 6'0" (2.70 x 1.85)

Lean-to rear entrance lobby/utility with a door out to the garden, quarry tiled flooring, wall mounted gas combi-boiler (2 years old with 10 year remaining warrantee) and with space/plumbing for a washing machine and dryer.

Inner Hallway

Central hallway with access leading to the bedrooms, shower room and kitchen, with a built-in cupboard, radiator and loft access.

Kitchen 10'9" x 10'4" (3.30 x 3.15)

Cream fitted kitchen units with laminated worktops and tiled splash backs, stainless steel sink and

drainer with mixer tap, space for a free standing cooker and fridge freezer, laminate flooring, radiator and a glazed door and window through to the rear conservatory.

Conservatory 7'10" x 17'0" (2.40 x 5.20)

Of uPVC construction under a lean-to polycarbonate roof with French doors opening to the rear garden, two radiators and laminate flooring.

Bedroom One 9'2" x 11'9" (2.80 x 3.60)

Front facing double bedroom with radiator and uPVC glazed box bay window.

Bedroom Two 11'5" x 7'10" (3.50 x 2.40)

Double bedroom with a timber internal window facing the conservatory and radiator.

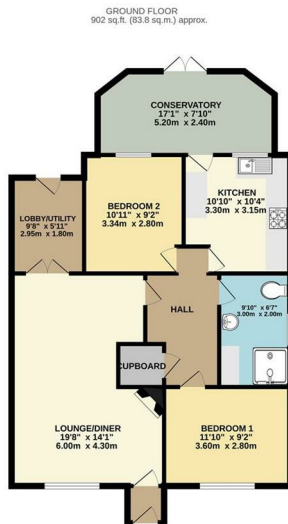
Shower Room 9'10" x 7'6" (3.00 x 2.30)

Large shower room with a white three piece bathroom suite comprising of a shower cubicle with electric shower unit, pedestal basin and WC. With built-in storage cabinets, vinyl flooring, radiator, further towel radiator, wet wall panelling and a uPVC window.

Garden & Garage

To the front of the property is a gravelled frontage providing potential space for a driveway if desired (please note there is no dropped kerb in place). The property has vehicular access via a right of way down the side of the property to give access to a block built garage (has power supplied) with electric roller shutter door, beside the garage is a gravelled area that currently seats a caravan and provides ample space for off street parking.

To the rear is a private and fully enclosed garden, with a mixture of paved and lawned areas complete with well established planted beds, greenhouse, aviary, outdoor toilet, pizza oven, coal bunker and a log store adjoining the garage, enclosed by fenced and walled boundaries with a side gate for rear access.



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.
902 sq.ft. (83.8 sq.m.) approx. is based on the information provided by the seller. It is not a guarantee of accuracy and is for guidance only. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the information provided by the seller. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the information provided by the seller.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	<div style="text-align: center;"> 80 54 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC	

Council tax band B.

Services include mains gas and mains drainage connections.

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.

