



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 45 Ryecroft Drive

Offers Over £110,000

Withernsea, HU19 2LP



### CHAIN FREE SEMI-DETACHED BUNGALOW!

This semi detached true bungalow is located in this popular area, close to the Golf Course and Tesco Supermarket, offered to the market with vacant possession and no chain involved, although the property does require cosmetic updating it has been priced to reflect this and offers plenty of potential for someone to finish to their own tastes and add potential value to. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, kitchen, lounge, shower room and two bedrooms, externally is a side driveway leading to the garage for parking and to the rear is a good size south facing garden.







### Hall

A uPVC door opens from a recessed storm porch leading into the hallway with a loft hatch.

### Kitchen 9'10" x 8'6" (3.00 x 2.60)

With wooden fronted kitchen units, 1.5 bowl stainless steel sink and drainer, provisions for a free standing gas cooker, space for under counter white goods and with two uPVC windows.

### Lounge 18'4" x 11'1" (5.60 x 3.40)

Good size living room with a floor to ceiling uPVC window to the front aspect and a radiator.

### Shower Room 6'8" x 5'4" (2.05 x 1.65)

Fitted with a three piece blue suite comprised of a shower cubicle, basin and WC, with tiled splash walls, radiator and uPVC window.

### Bedroom One 11'11" x 9'10" (3.65 x 3.00)

Large uPVC window to the rear aspect, radiator, built-in wardrobes and a cupboard housing the gas fired boiler.

### Bedroom Two 9'6" x 7'10" (2.90 x 2.40)

Second rear facing bedroom with a uPVC window, radiator and fitted wardrobe.

### Garage

Prefab garage with an up and over door to the front and a personnel door with window to the side.

### Garden

To the front of the property is a small garden with side driveway giving access to the garage and providing off street parking. Gates open to a garden at the rear which is laid to lawn.

### Agent Note

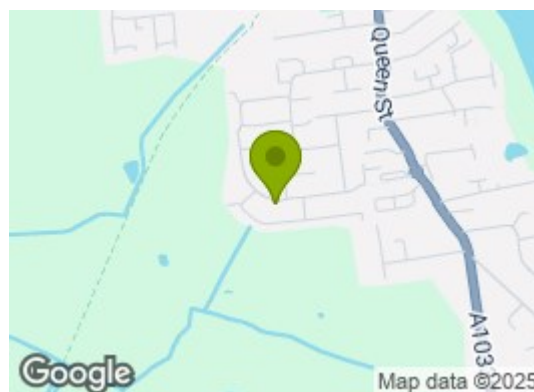
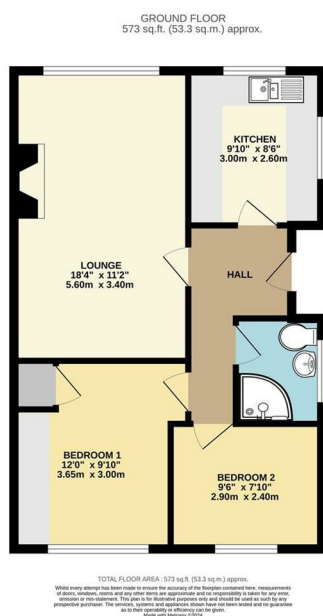
Parking: off street parking is available with this

property.

Heating & Hot Water: both are provided by a gas fired boiler (un-tested).

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.

THERE ARE SOLAR PANELS ON THE PROPERTY, WE CURRENTLY AWAIT CONFIRMATION IF THESE ARE OWNED OUTRIGHT OR ON A LEASE SCHEME.



## Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	83	87

Services include mains gas, electric and drainage connection. Although these have not been tested by the agent.

Council tax band A.

From our office head left onto Queen Street, continue on this road and turn right onto Victoria Avenue just after the zebra crossing. Turn left onto High Field and turn right onto Ryecroft Drive where the property is located on the left hand side, clearly identified by our for sale board.

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.

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