



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



102 North Road

£155,000

WITHERNSEA, HU19 2AY



Spacious end terrace house with a garage, large driveway/gravelled frontage providing plenty of off street parking, with two reception rooms, three bedrooms and boarded loft space; this home offers plenty of living space for a growing family's needs. Finished to a good standard throughout ready for a new owner to move straight into and situated within a close walk of the town centre, sea front and local schools. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, ground floor WC, two reception rooms, modern fitted kitchen and rear entrance lobby/utility space, with three good size first floor bedrooms, a modern bathroom and fixed ladder staircase to the second floor loft space with skylight. Externally is a good size enclosed rear garden seating the garage for storage. Viewings are available via appointment only, contact us at your earliest convenience to arrange this and see all that this property has to offer.





Entrance Hall

An arched uPVC entrance door with stained glass detailing opens into the hallway with stairs rising to the first floor with decorative wrought iron spindles and storage space below, radiator and access to the ground floor WC.

Cloakroom 6'2" x 2'5" (1.90 x 0.75)

Ground floor WC with fitted with a low level WC and basin, uPVC window to the side aspect and tiled flooring.

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

Front facing reception room with a uPVC glazed bay window and radiator.

Dining Room 11'5" x 12'3" (3.50 x 3.75)

Central reception room leading onto the kitchen with uPVC French doors to the rear garden, radiator and an exposed brick fireplace housing a multi-fuel stove.

Kitchen 12'1" x 8'2" (3.70 x 2.50)

Modern fitted kitchen housing a stainless steel sink with drainer and mixer tap, built-in electric oven and hob with extraction fan above, space for an upright fridge freezer, tiled flooring, radiator and with a uPVC window to the side aspect along with a window and door to the rear utility.

Utility/Rear Porch 3'11" x 8'2" (1.20 x 2.50)

Multi-purpose lean-to style entrance porch under an acrylic roof

with a uPVC door from the garden, wall light and plumbing for a washing machine.

Landing

Stairs rise onto a galleried landing with access to all first floor accommodation and a fixed ladder staircase to the loft.

Bedroom One 11'5" x 11'5" plus bay (3.50 x 3.50 plus bay)

Double bedroom with a front facing uPVC bay window, radiator and two built in alcove cupboards.

Bedroom Two 11'5" x 9'10" (3.50 x 3.00)

Double bedroom with a uPVC window to the rear aspect overlooking the garden, alcove cupboard, radiator and under-stair-cupboard.

Bedroom Three 8'6" x 6'6" (2.60 x 2.00)

Single bedroom with a uPVC window to the front aspect and radiator.

Bathroom 5'8" x 8'0" (1.75 x 2.45)

Modern fitted bathroom comprising of a shower bath with electric dual head shower, vanity basin and WC with concealed cistern, with matching storage cabinet, tiled flooring and tiled walls, towel radiator and uPVC window.

Boarded Loft Space 9'10" x 10'9" (3.00 x 3.30)

A fixed ladder leads to a boarded loft space with sky light and access to eaves storage space.

Garden & Garage

To the front of the property is a gravelled frontage and hard standing side driveway providing off street parking for multiple cars.

Access leads down the side of the property where a gate opens through to a hard standing area in front of the garage for storage. Access continues into a good size rear garden, mostly laid to lawn with a paved area and raised decked patio under a pergola providing the ideal spot for a hot tub. The rear is enclosed to all sides by walled boundaries and seated within the garden is a pre-fab garage with up and over door providing plenty of external storage space.

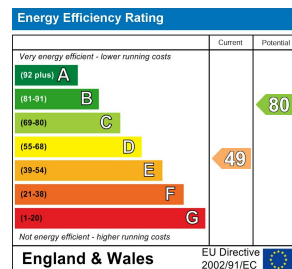
Agent Note

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.



Energy Efficiency Graph

Tenure: Freehold



Council tax band A.

Services include mains gas, electric and drainage connections.

From our office head north on Queen Street, turn left onto Hull Road then right opposite the lighthouse onto Arthur Street, continue on this which turns into North Road 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.