



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 The Glade

Withernsea, HU19 2ET

Offers In The Region Of
£175,000



Three bedroom detached house with private driveway and garage, extended at the rear to provide a useful dining space and benefitting from a south facing enclosed back garden. With uPVC glazing and gas central heating throughout, the accommodation comprises: hallway, WC, lounge, rear kitchen, dining room, three first floor bedrooms, ensuite shower room and bathroom. Situated on a modern development built by Persimmon Homes in 2008 on the edge of the town, within a short walk of the local schools. Finished to a good standard throughout and providing a great opportunity for a buyer looking for a property to move straight into, contact our office today to arrange an appointment to view.





Hallway/Cloakroom

A uPVC door opens to the hallway with stairs to the first floor landing and radiator. A ground floor WC opens from the hallway with uPVC window.

Lounge 14'9" x 12'11" (4.50 x 3.95)

Front facing living room with a uPVC window and radiator.

Kitchen 16'4" x 9'4" (5.00 x 2.85)

Kitchen across the rear of the property with wooden base and wall units housing a 1.5 bowl sink and drainer with mixer tap, electric oven and gas hob with extraction hood, plumbing for washing machine and under counter fridge. With tiled flooring, radiator, under-stairs-storage cupboard, uPVC window and French doors to the dining room.

Dining Room 8'10" x 7'2" (2.70 x 2.20)

Rear extension providing a dining space leading from the kitchen with uPVC windows and a uPVC door from the driveway and further door to the rear garden.

Landing

Stairs lead onto the landing with a side facing uPVC window and built-in cupboard.

Bedroom One 10'7" x 9'10" (3.25 x 3.00)

Ensuite double bedroom with a rear facing uPVC window and radiator.

Ensuite 3'7" x 9'10" (1.10 x 3.00)

With a shower pod, pedestal basin and WC, with radiator and tiled flooring.

Bedroom Two 9'10" x 8'10" (3.00 x 2.70)

Front facing double bedroom with uPVC window and radiator.

Bedroom Three 6'10" x 7'0" (2.10 x 2.15)

Single bedroom with uPVC window and radiator.

Bathroom 6'0" x 5'6" (1.85 x 1.70)

Three piece bathroom suite comprising of a bath with shower attachment, pedestal basin and WC. With tiled walls and tiled flooring, radiator and uPVC window.

Garden

To the front of the property is a planted garden and side driveway for off street parking leading to a brick built garage. To the rear is an enclosed south facing garden, laid to lawn with mature shrubs and enclosed by a mixture of fenced and walled boundaries.

Agent Note

Parking: off street parking is available with this property.

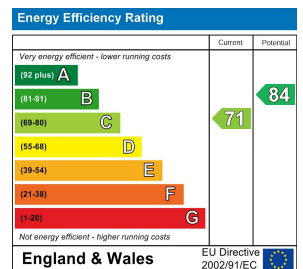
Heating & Hot Water: both are provided by a gas fired boiler.

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 C.

The property is connected to mains drainage and mains gas.

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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