



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



79 Beaconsfield

£149,999

Withernsea, HU19 2EW



Extended semi-detached house backing onto the playing field at the rear so as not to be overlooked, with three double bedrooms and offered to the market with no chain involved, offering a great opportunity for a family looking to move up the property ladder to this well regarded area within a short walk to the local schools. With uPVC glazing and gas central heating throughout the accommodation comprises: porch, hallway, open plan lounge diner, extended rear kitchen, three first floor double bedrooms and a contemporary shower room, externally are gardens to the front and rear along with a garage and side driveway for off street parking. Call us today to arrange an appointment to view and see all this lovely home has to offer.





Porch/Hallway

A uPVC door opens to a front entrance porch with radiator which leads through into the entrance hall where stairs rise to the first floor landing and access leads through to the lounge.

Lounge Diner 23'11" x 14'5" max (7.30 x 4.40 max)

Open plan living space with a uPVC window to the front aspect and patio doors to the rear garden, with two radiators and a fireplace housing an electric fire.

Kitchen 13'5" x 8'8" (4.10 x 2.65)

Extended rear kitchen fitted with a range of oak effect base and wall units housing a 1.5 bowl stainless steel sink and drainer with mixer tap, an electric oven and hob with extraction fan, space/plumbing for a washing machine, dryer and vertical fridge freezer, laminate flooring throughout, built-in storage cupboard, radiator, wall mounted gas combi-boiler and with three uPVC windows and a door from the side driveway.

Landing

Stairs rise to the landing with a uPVC side facing

window, radiator, loft access and a built-in shelved linen cupboard with small radiator.

Bedroom One 10'9" x 9'10" min (3.30 x 3.00 min)

Front facing double bedroom with uPVC window, radiator and built-in wardrobes.

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

Rear facing double bedroom with uPVC window, radiator and built-in wardrobes.

Bedroom Three 13'5" x 8'8" max (4.10 x 2.65 max)

Rear facing double bedroom with uPVC window and radiator.

Shower Room 8'0" x 7'6" (2.45 x 2.30)

Contemporary shower room comprising of a large walk-in shower with a mains fed dual shower, gloss vanity unit with basin and WC, wet wall panelled walls, laminate flooring, towel radiator and uPVC window.

Garden

To the front of the property is a grassed section of

garden with a decorative walled boundaries and a hard standing driveway continuing to a pre-fab garage at the rear and providing off street parking for multiple cars. A gate opens through to the rear where there is a further enclosed garden, laid to lawn with planted borders and a paved patio area.

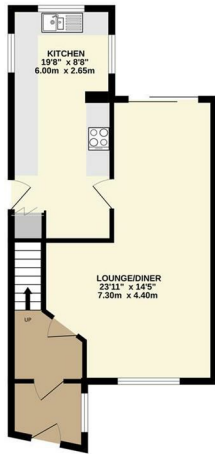
Agent Note

Parking: off street parking is available with this property.

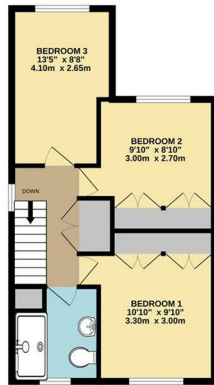
Heating & Hot Water: both are provided by a gas fired boiler.

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.

GROUND FLOOR
508 sq ft (47.2 sq m) approx.



1ST FLOOR
478 sq ft (44.4 sq m) approx.



TOTAL FLOOR AREA: 986 sq ft (91.5 sq m) approx.
When every effort has been made to ensure the accuracy of the above information, responsibility for errors, omissions, and any other loss or damage arising from the use of this information is accepted by the user. Information is provided for general information only and should not be relied upon for any specific purpose. The user should verify the accuracy of the information and should consult a professional adviser before acting on it. The user should also verify the accuracy of the information and should consult a professional adviser before acting on it.



Energy Efficiency Graph

Tenure: Freehold

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

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.