



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1A Arthur Street

Asking Price £149,500

WITHERNSEA, HU19 2AB



SPACIOUS SEMI-DETACHED HOUSE WITH GARAGE AND NO CHAIN!

Located within close proximity of the town's schools and within a short walk of the town centre for easy access to local amenities is this spacious semi-detached house, finished to a high standard throughout with neutral décor and offered to the market with vacant possession and no chain involved, ideal for a new owner to move straight into. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, fitted kitchen, two spacious reception rooms, three first floor bedrooms and bathroom, externally is a driveway for off street parking, an enclosed west facing garden to the rear and a long garage.





Hall

A uPVC front entrance door opens into the hallway with stairs to the first floor landing and a radiator.

Kitchen 14'9" x 6'10" (4.50 x 2.10)

Modern fitted white gloss units to the base and walls with contrasting worktops over, fitted electric hob and extraction fan, electric double oven and an integrated fridge freezer. Sink and drainer with mixer tap, under-stair-storage cupboard, tiled splash backs, vinyl flooring, two uPVC windows to the side aspect and a uPVC door to the rear garden.

Lounge/Dining Room 17'8" x 12'1" (5.40 x 3.70)

Extended rear living room with floor to ceiling uPVC windows and door to the rear garden, focal fireplace housing a gas fire, radiator and glazed double doors providing an open plan layout to the front sitting room.

Sitting Room 10'9" x 12'9" (3.30 x 3.90)

Front facing second reception room with a uPVC bay window radiator and matching fireplace with gas fire.



Landing

Stairs lead onto the landing with a side facing uPVC window and loft access.

Bathroom 6'6" x 6'6" (2.00 x 2.00)

Fitted with a white three piece bathroom suite comprised of a panelled bath with a mains shower and glass splash screen with additional mixer shower tap, pedestal basin and low level WC. Fully tiled walls and vinyl flooring, panelled ceiling with spot lights, radiator and uPVC window.

Bedroom One 11'1" x 11'1" (3.40 x 3.40)

Double bedroom with a rear facing uPVC window, radiator and a bank of mirrored wardrobes to one wall.

Bedroom Two 10'9" x 12'9" (3.30 x 3.90)

Front facing double bedroom with a uPVC window, alcove cupboard and radiator.

Bedroom Three 7'4" x 6'6" (2.25 x 2.00)

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



Garden

To the rear of the property is an enclosed West facing garden, paved for ease of maintenance with gates opening the side driveway. To the front is a hardstanding yard with a low wall boundary and double vehicular gates to the roadside providing off street parking.

Garage 31'2" x 9'2" (9.50 x 2.80)

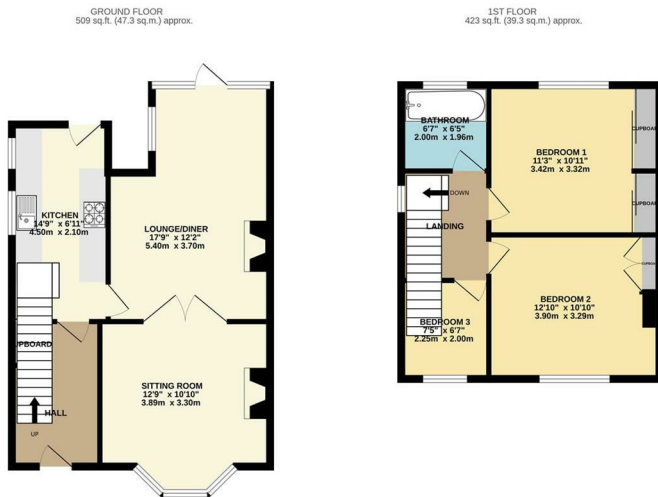
Tandem garage with a vehicular door to the driveway and personal door from the rear garden, with power and lighting laid on and providing workshop space at the rear.

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 property) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



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 B.

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.