



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



12 Queen Street

Asking Price £115,000

Withernsea, HU19 2AP



NEWLY REFRUBISHED THREE BEDROOM/TWO RECEPTION HOUSE WITH NO CHAIN!

Having been updated ahead of sale is this spacious mid terrace house, situated with the promenade opposite and offered to the market with the benefit of vacant possession and no onward chain. Finished in neutral décor throughout, with new floor coverings and the added benefit of a contemporary newly fitted kitchen. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, lounge, dining room, rear kitchen, landing, three bedrooms and bathroom, to the rear is an enclosed hard standing garden with useful brick outbuilding for storage. Ideal for any first time buyer or buy to let purchase, available to view via appointment, contact our office today to arrange this.





Hallway

A uPVC door opens into the hallway with laminate flooring and a radiator.

Lounge 11'11" x 12'9" (3.65 x 3.90)

Front facing reception room with a uPVC glazed bay window, radiator and open plan to the dining area.

Dining Room 11'11" x 11'3" (3.65 x 3.45)

Rear facing second reception room with a uPVC door to the rear garden and radiator.

Kitchen 16'2" x 9'2" (4.95 x 2.80)

Newly fitted kitchen fitted with a range of grey units with complementing worktops, with a 1.5 bowl sink and drainer with mixer tap, electric oven and gas hob with extraction fan, space for under counter white goods and with a side facing uPVC window and door to the rear garden.

Bedroom One 11'11" x 16'8" (3.65 x 5.10)

Front facing double bedroom with a uPVC glazed bay window and radiator.

Bedroom Two 12'1" x 11'3" (3.70 x 3.45)

Rear facing double bedroom with uPVC window and radiator.

Bedroom Three 8'6" x 6'4" (2.60 x 1.95)

Single bedroom with radiator and side facing uPVC window.

Bathroom 7'6" x 9'2" (2.30 x 2.80)

Fitted with a white three piece suite comprising of a bath with electric shower, pedestal basin and WC, with a gas combi-boiler, wet wall panelling, tiled effect laminate flooring and uPVC window.

Garden

To the rear is a hard standing garden with walled boundaries and a brick built

outbuilding/storage shed, with a gate providing a pedestrian right of way behind the neighbouring property to give access round to the roadside.

Agent Note

Parking: there is no off street parking available with this property.

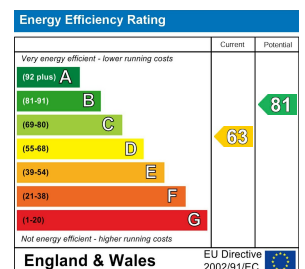
Heating & Hot Water: both are provided by a gas fired boiler.

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 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.

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