



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Hubert Street

Asking Price £90,000

Withernsea, HU19 2AT



THREE BEDROOM END TERRACE WITH NO CHAIN!

Offered to the market with the benefit of vacant possession and no chain involved is this traditional three bedroom, two reception room end terrace house, situated within close proximity of the sea front and a short stroll into the town centre, this spacious property with high ceilings retains some original features and has been recently updated with neutral décor throughout ahead of sale and ready for a new owner to add their own stamp to. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, lounge, central dining room, rear kitchen and ground floor bathroom, to the first floor are three bedrooms and a useful box room/study, outside is a low maintenance garden at the rear. Ideal for a family or first time buyer, available to view via appointment only, contact our office to arrange this.





Hallway

An open fronted storm porch opens to the hallway with traditional tiled flooring, radiator and stairs to the first floor.

Lounge 12'9" x 10'9" (3.90 x 3.30)

Front facing living room with a uPVC window, radiator, vinyl flooring and a decorative exposed brick fireplace.

Dining Room 10'9" x 13'9" (3.30 x 4.20)

Central reception room leading onto the kitchen with a rear facing uPVC window, radiator, vinyl flooring and under-stairs-storage cupboard.

Kitchen 12'9" x 6'4" (3.90 x 1.95)

With white fitted base and wall units with green worktops and tiled splash backs, with a stainless steel sink and drainer unit, space for a freestanding cooker, space/plumbing for under counter white goods, gas combi-boiler, radiator and a side facing uPVC window. A lobby leads through to the bathroom where there is a fitted cupboard and uPVC door to the rear garden.

Bathroom 5'6" x 6'6" (1.70 x 2.00)

Ground floor bathroom comprising of a bath with shower, pedestal basin and WC, with vinyl flooring, tiled splash backs, radiator and uPVC window.

Landing

Stairs lead to a central landing with loft access and a spindled balustrade.

Box Room 5'10" x 5'6" (1.80 x 1.70)

Ideal space for a study, dressing room or storage space etc with a uPVC window.

Bedroom One 11'1" x 15'1" (3.40 x 4.60)

Spacious rear facing bedroom across the full width of the property with a radiator, uPVC window and built-in cupboard.

Bedroom Two 9'10" x 7'6" (3.00m x 2.30m)

Front facing bedroom with uPVC window and radiator.

Bedroom Three 9'10" x 7'4" (3.00 x 2.25)

Front facing bedroom with uPVC window and radiator.

Garden

To the front of the property is a hardstanding forecourt with walled boundary to the roadside, a passageway (shared with the neighbour) gives access through to the rear garden via a gate.

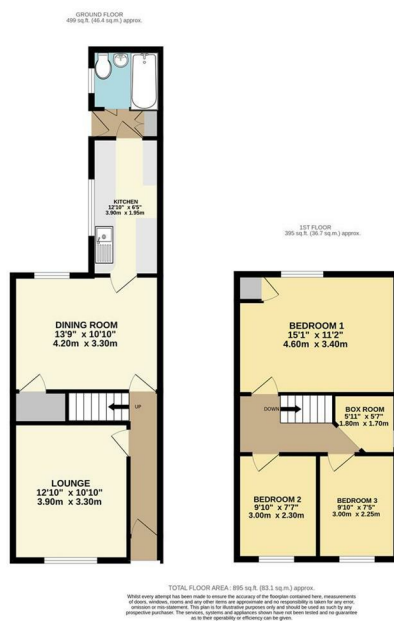
At the rear is a low maintenance hard standing garden with an elevated patio area and enclosed by walled boundaries.

Agent Note

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

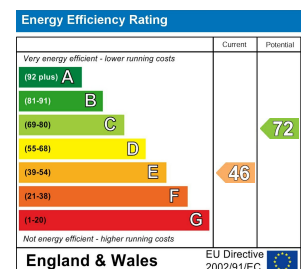
Heating & Hot Water: both are provided by a gas fired boiler.

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.

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.