



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Noahs Wood Walk

£125,000

Withernsea, HU19 2BP



CHAIN FREE TWO BEDROOM SEMI-DETACHED HOUSE CLOSE TO THE TOWN CENTRE!

Constructed in 2016 is this energy efficient low maintenance house, finished to a high standard with integrated appliances and having been used as a holiday home during its short life, resulting in this property remaining as good as new and offering an ideal choice for any buyer looking for a low maintenance home by the sea. Centrally located within the town, just a short stroll to the beach, shops and pubs, this property is the perfect lock up and go holiday home or would make a great choice for any buyer looking for somewhere low maintenance with low running costs. Contact our office today to arrange an appointment to view!





**Hallway/WC**

A level access uPVC door opens into the hallway with stairs leading to the first floor with a ground floor WC below, laminate flooring and radiator.

**Lounge 11'1" x 10'7" (3.40 x 3.25)**

With uPVC French doors to the rear garden, uPVC window, radiator and laminate flooring.

**Kitchen 9'6" x 6'6" (2.90 x 2.00)**

Contemporary gloss fitted kitchen with built-in appliances to include an oven, electric hob, extraction hood, fridge/freezer, slimline dishwasher and washing/dryer machine. With laminate flooring and a uPVC window and door to the rear garden.

**Bathroom 6'2" x 5'6" (1.90 x 1.70)**

Modern shower room comprising of a large shower cubicle with digital dual shower, vanity basin and WC, with a radiator, laminate flooring and uPVC window.

**Bedroom One 11'1" x 8'8" (3.40 x 2.65)**

Double bedroom with radiator and uPVC window.

**Bedroom Two 9'10" x 6'6" (3.00 x 2.00)**

Bedroom with radiator and uPVC window.

**Garden**

A shared pathway provides wheelchair accessible access into the property and a gate leads through to an enclosed garden to the rear of the property, paved for ease of maintenance, with walled boundaries and a wooden shed for storage.

**Agent Note**

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

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

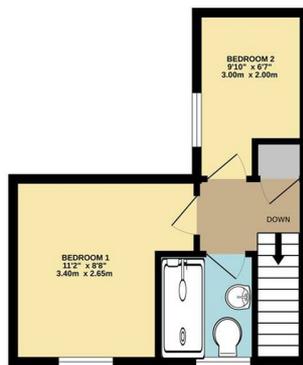
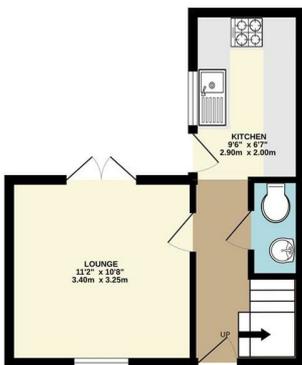
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are

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

The property is located next to a public house.

GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.

1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, consideration being given to measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Graph**

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		80	
(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 A.

The property is connected to mains drainage and mains gas services.

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.

