



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 16 Hubert Street

£75,000

Withernsea, HU19 2AT



### CHAIN FREE END OF TERRACE HOUSE

Good size two bedroom property, requiring updating and improvement works in places but priced accordingly to reflect this, situated on a small side street within close proximity of the beach, this property offers an affordable option for any buyer looking to get onto the property ladder with a limited budget, or offering an investment opportunity for a buy to let or potential resale. With uPVC glazing and gas central heating the accommodation comprises: hallway, open plan lounge diner, rear kitchen and ground floor WC, to the first floor are two double bedrooms, bathroom and small box room, outside is a garden at the rear. Offered to the market with vacant possession and no chain involved.







### Hall

A wooden door opens from an open fronted storm porch to the hallway.

### Lounge 10'9" x 10'4" (3.30 x 3.15)

With a front facing uPVC bay window.

### Dining Room 13'1" x 10'4" (4.00 x 3.15)

Open plan to the lounge and with uPVC windows to the side and rear.

### Kitchen 13'1" x 7'4" (4.00 x 2.25)

Wooden fronted base and wall units with a stainless steel sink and drainer unit and provisions for a free standing gas cooker. With a side facing uPVC window and door through to the rear lobby.

### Rear Lobby & WC 6'0" x 8'0" (1.85 x 2.45)

Housing the ground floor WC, store cupboard and door out to the rear garden.

### Bedroom One 10'11" x 13'9" (3.35 x 4.20)

Front facing double bedroom with two uPVC windows.

### Bedroom Two 13'1" x 8'4" (4.00 x 2.55)

Rear facing double bedroom with uPVC window.

### Box Room 5'10" x 7'6" (1.80 x 2.30)

Ideal as a nursery or home office, with a uPVC window to the rear.

### Bathroom 6'6" x 5'2" (2.00 x 1.60)

White bathroom suite comprising bath with shower, WC and basin. With tiled splash backs and a uPVC window.

### Garden

A side gate provides access through to the rear garden which is laid to lawn and seats a wooden shed.

### Agent Note

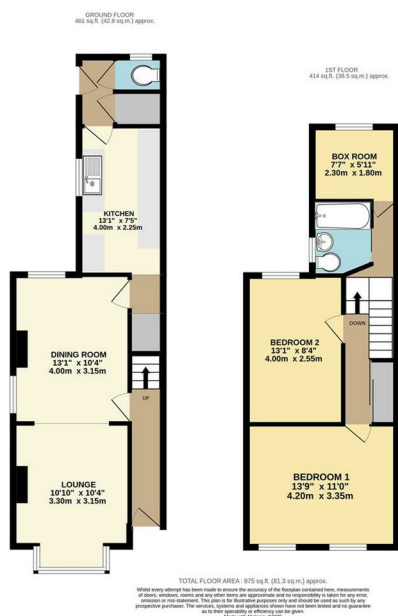
Parking: there is no off street parking with this property

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

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

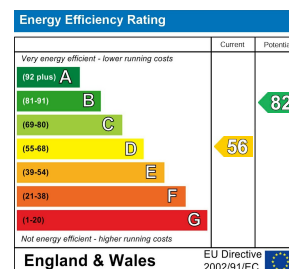
Council tax band A.

The property is connected to mains gas and mains drainage.



### Energy Efficiency Graph

Tenure: Freehold



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