



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**26 Hubert Street**

**Offers Over £125,000**

Withernsea, HU19 2AT



OFFERED TO THE MARKET WITH VACANT POSSESSION AND NO CHAIN!

Situated on a small side street within close proximity of the beach is this two bedroom end of terrace bungalow, with uPVC glazing and gas central heating throughout the property comprises: porch/hallway, lounge, two double bedrooms, modern white gloss fitted kitchen, rear conservatory and bathroom, with a fixed staircase leading to the boarded loft space, externally is a good size garden to the rear which has been gravelled for ease of maintenance. Neutrally decorated throughout and ready for a new owner to move into and put their own stamp to it. Available to view via appointment, call our office today to arrange this.







### Porch/Hallway

A front entrance porch leads through to a central hallway.

### Lounge 12'9" x 10'4" (3.90 x 3.15)

Good size living room with a uPVC bay window and fireplace.

### Bedroom One 12'9" x 9'10" (3.90 x 3.00)

Double bedroom with uPVC bay window.

### Bedroom Two 11'5" x 9'2" (3.50 x 2.80)

Rear facing double bedroom.

### Kitchen 14'7" x 13'1" (4.45 x 4.00)

Modern white gloss fitted kitchen units with contrasting worktops and a built-in oven and gas hob with extraction hood, 1.5 stainless steel sink and drainer, plumbing for a washing machine and with French doors to the rear conservatory.

### Conservatory 9'0" x 8'6" (2.75 x 2.60)

Lean-to conservatory with access out to the rear garden.

### Bathroom 11'1" x 9'6" (3.40 x 2.90)

With a corner bath, WC and pedestal basin, uPVC windows to three sides and a useful built-in cupboard housing the gas combi-boiler.

### Loft Space 11'11" x 11'11" (3.65 x 3.65)

A fixed staircase from the kitchen leads to the boarded out loft space with eaves access for storage and a front facing dormer window.

### Garden

Good size gravelled rear garden with a side gate to the roadside.

### Agent Note

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

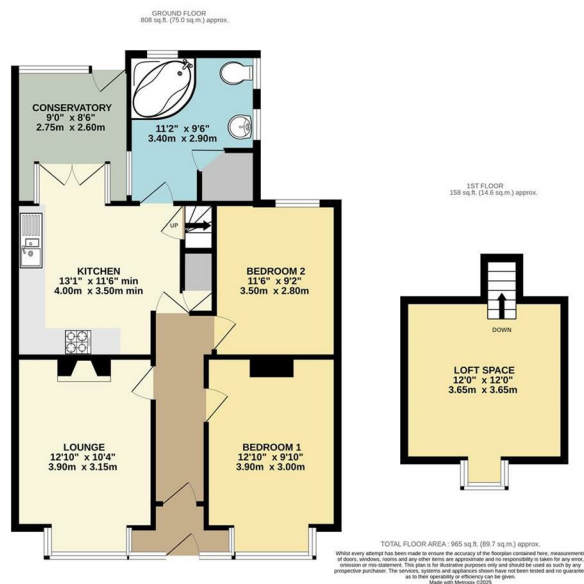
Heating & Hot Water: both are provided by a

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.

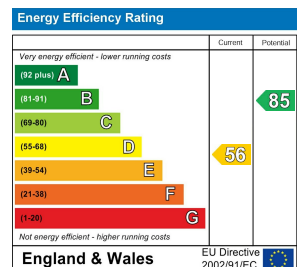
Council tax band A.

The property is connected to mains gas and mains drainage.



## Energy Efficiency Graph

**Tenure: Freehold**



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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