



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



39 Southcliff Road

Offers Over £137,500

Withernsea, HU19 2HU



Situated just a stones throw from the beach is this deceptive three-bedroom terraced house, with a modern neutral finish throughout, including a high gloss contemporary fitted kitchen, this home ensures that it is ready for you to move in and make it your own, without the need for any immediate renovations.

The property features three well-proportioned bedrooms, along with a converted loft space and two spacious reception rooms, making it an ideal choice for families or those looking for extra space.

One of the standout features of this home is its proximity to the sea front, allowing you to enjoy the beautiful coastal walks and fresh sea air at your leisure. Additionally, a local Tesco is just a stone's throw away, providing easy access to everyday amenities.

With no chain involved, this property is ready for a swift and hassle-free purchase. Whether you are a first-time buyer, a growing family, or seeking a holiday retreat, this terraced house on Southcliff Road presents an excellent opportunity to embrace a relaxed coastal lifestyle. Do not miss the chance to make this lovely home your own.





The property is set back by a walled front garden which has been gravelled for ease of maintenance (neighbouring properties have installed dropped kerbs to create off street parking). The front entrance door opens to the hallway with stairs leading to the first floor landing, access leads into a front facing lounge with bay window and continues to a good size second reception (sitting/dining room) with French doors to the garden. Continuing on from this is a modern fitted kitchen with contemporary grey gloss fitted units, with a door leading to the rear garden and access through to the ground floor bathroom with shower over the bath. To the second floor are three bedrooms with a fixed staircase leading from one bedroom up to the second floor loft space which has been converted (please note there is no building regulation approval for this conversion, as such it cannot be classed as a bedroom). Stepping out to the rear is an enclosed rear

garden, mostly hard standing for ease of maintenance and with a gate opening to the rear for access.

Agent Note

Parking: on street parking.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. 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 services.

Hallway

Lounge 11'7" x 11'1" (3.55 x 3.40)

Dining Room 14'1" x 14'5" (4.30 x 4.40)

Kitchen 11'11" x 6'6" (3.65 x 2.00)

Bathroom 7'4" x 6'10" (2.25 x 2.10)

Landing

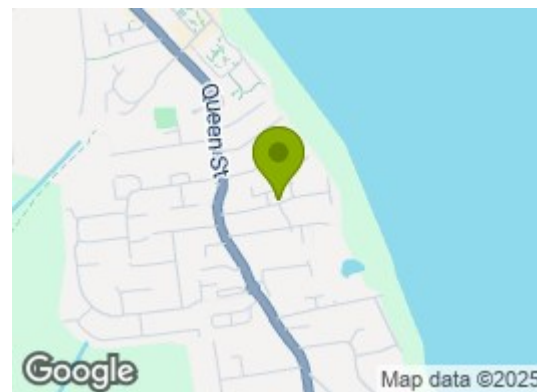
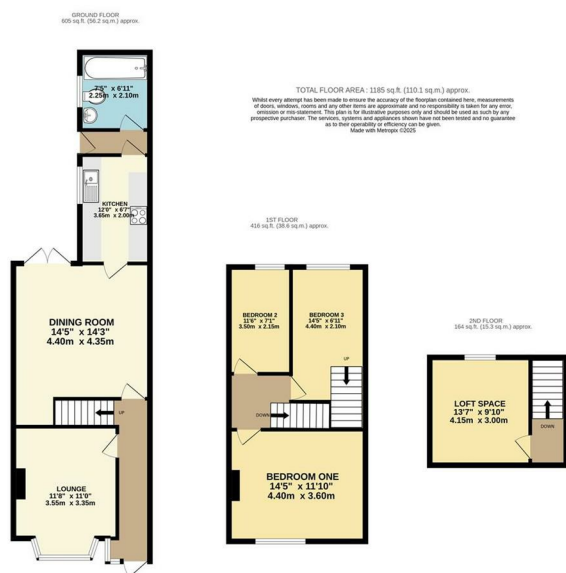
Bedroom One 11'9" x 14'5" (3.60 x 4.40)

Bedroom Two 11'5" x 7'0" (3.50 x 2.15)

Bedroom Three/Study 14'5" x 6'10" (4.40 x 2.10)

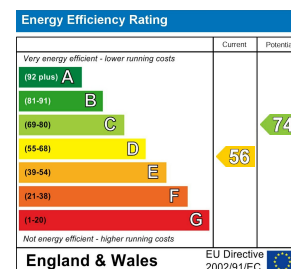
Loft Space 13'7" x 9'10" (4.15 x 3.00)

Garden



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.