



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



15 James Close

£149,995

Withernsea, HU19 2HD



Three bedroom semi-detached house with driveway located in a convenient central location set back from the town's high street and giving easy access to shops and being only a short walk from the sea front. With uPVC glazing and gas central heating in place the accommodation briefly comprises: entrance lobby, lounge, rear kitchen diner, two double bedrooms, single bedroom and bathroom, to the front is a side driveway for off street parking and at the rear is an enclosed West facing garden.





Entrance Lobby

A uPVC front entrance door opens into the entrance lobby with stairs rising to the first floor landing and access through to the lounge.

Lounge 17'4" x 11'9" (5.30 x 3.60)

UPVC bow window to the front aspect, radiator, decorative fireplace with electric fire and access to the under-stairs-storage cupboard.

Kitchen Diner 15'1" x 8'10" (4.60 x 2.70)

Fitted with beech units to the base and walls with complementing worktops over and tiled splash backs, fitted with an electric oven with a gas hob and extraction fan. Stainless steel 1.5 bowl sink and drainer with mixer tap, plumbing for a washing machine, space for a vertical fridge freezer and ample room for a table. With vinyl flooring and a uPVC window and door to the rear garden.

Landing

Galleried style landing with a timber balustrade, uPVC window to the side aspect and loft access.

Bedroom One 15'8" x 8'10" (4.80 x 2.70)

Front facing double bedroom with a uPVC window and a radiator.

Bedroom Two 8'10" x 8'10" (2.70 x 2.70)

Rear facing double bedroom with a uPVC window and radiator.

Bedroom Three 9'10" x 6'2" (3.00 x 1.90)

Single bedroom with a uPVC window to the front aspect, radiator and a built-in airing cupboard.

Bathroom 5'10" x 6'0" (1.80 x 1.85)

Fitted with a three piece white suite comprised of a panelled bath with a mains fed shower, low level WC and pedestal wash hand basin. Fully tiled walls and tile effect flooring, towel radiator and an obscured glazed uPVC window.

Garden

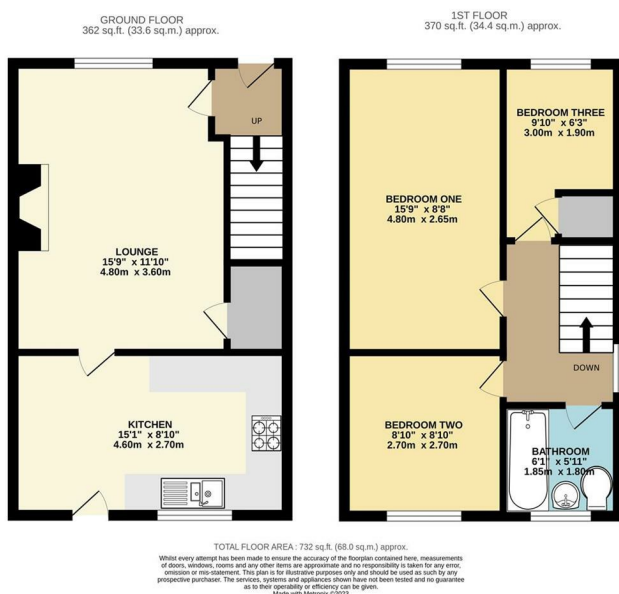
To the rear of the property is a West facing garden, with a paved patio area stepping out from the kitchen doors which continues onto a grassed garden with planted borders, a timber shed and enclosed by fenced boundaries with a gate leading to the side driveway. To the front is an open plan planted garden with a hard standing driveway providing off street parking.

AGENT NOTES

Parking: off street parking is available with this property.

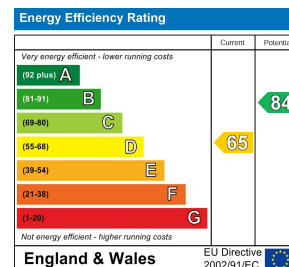
Heating & Hot Water: both are provided by a gas fired boiler.

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



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band B.

James Close is located at the bottom of Railway Crescent, just off central Queen Street. From our office head right on Queen Street then turn left onto Railway Crescent on the corner with Cooplands Bakery, continue to the end of this road onto James Close where the property is identified by our for sale board.

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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