



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 10 Arthur Street

£75,000

Withernsea, HU19 2AB



This three-bedroom mid-terrace house, offered to the market with no onward chain, is perfectly positioned close to the town centre, seafront, and local schools – making it an ideal choice for families, first-time buyers, or investors.

Stepping inside, the ground floor offers two reception rooms, providing flexible living and dining space. To the rear sits a well-proportioned kitchen with direct access to the outdoor area, alongside a conveniently located bathroom.

Upstairs, the first floor hosts three bedrooms, offering versatile space for a small family living, guest accommodation, or a home office.

Externally, the property benefits from a low-maintenance rear yard, providing practical outdoor space with minimal upkeep required.

With its excellent location, generous accommodation, and the benefit of no chain, this property presents a fantastic opportunity for first time buyers, investment landlords or for buyers seeking a home to put their own stamp on.





A walled frontage leads to an internal porch, opening into a welcoming hallway with decorative wall panelling and stairs rising to the first-floor landing.

To the front, the lounge features a west-facing bay window, filling the room with natural light. At the rear, a second reception room provides an ideal dining space and links through to the fitted kitchen. Beyond the kitchen, a useful rear lobby leads to the ground floor bathroom and opens out onto a fully enclosed, low-maintenance hardstanding yard with pedestrian access.

Upstairs, the landing gives way to three bedrooms, with the main bedroom spanning the full width of the property at the front, offering generous proportions.

#### Hallway

Lounge 11'9" x 10'7" (3.60 x 3.25)

Dining Room 11'11" x 10'9" (3.65 x 3.30)

Kitchen 9'6" x 7'10" (2.90 x 2.40)

Rear Lobby 5'4" x 7'6" (1.65 x 2.30)

Bathroom 4'7" x 7'6" (1.40 x 2.30)

#### Landing

Bedroom One 11'9" x 14'1" (3.60 x 4.30)

Bedroom Two 8'10" x 11'11" (2.70 x 3.65)

Bedroom Three 9'6" x 7'10" (2.90 x 2.40)

#### Agent Note

Parking: on street parking only.

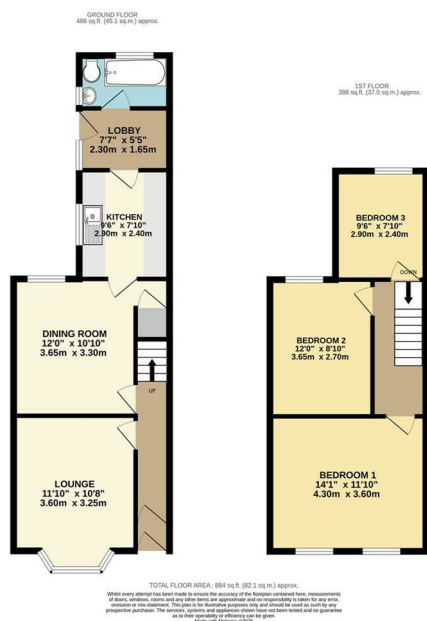
Heating & Hot Water: both are provided by a gas fired boiler.

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.

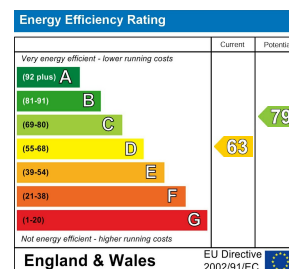
Council tax band A.

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



#### Energy Efficiency Graph

Tenure: Freehold



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