



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



8 Waxholme Road

£129,995

WITHERNSEA, HU19 2BT



THREE BEDROOM MID TERRACE WITH SEA VIEWS & NO CHAIN!

Located at the northern end of the town within a short stroll of the promenade and enjoying un-spoilt sea views at the rear and with the option for off street parking is this good size three bedroom house. The property comprises: hallway, lounge, sitting/dining room, white gloss rear fitted kitchen, three first floor bedrooms and a large bathroom. Externally is an enclosed area of garden adjoining the property this leads on to an additional enclosed garden that can be re-instated to a driveway if off street parking is desired by removal of some fencing. This property caters for a range of buyers, ideal for a first time buyer looking for a low maintenance home or anyone looking for a holiday home with a sea view! Offered to the market with no chain involved, contact our office today to arrange to view all that this property has to offer.





Hallway

UPVC front entrance door opening from a recessed storm porch with stairs leading to the first floor, with wooden flooring and a radiator.

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

South facing uPVC bay window to the front aspect providing plenty of natural lighting, with wooden flooring and a radiator.

Sitting/Dining Room 11'5" x 13'11" (3.50 x 4.25)

Multi-purpose second reception room offering additional living space or dining space leading onto the kitchen. With a fireplace housing a multi-fuel stove, under-stairs-storage cupboard and a uPVC window to the rear aspect.

Kitchen 17'8" x 7'8" (widening to 8'8" (5.40 x 2.40 widening to 2.65)

Modern white gloss galley kitchen with contrasting black work surfaces and metro tiled splash backs, stainless steel sink and drainer with mixer tap, free standing dual fuel cooker, plumbing for a washing machine, space for a condensing dryer along with space for an upright fridge and freezer. With tiled flooring, spotlights, radiator, a uPVC window to the side aspect and uPVC French doors to the rear garden.

Bedroom One 11'5" x 10'9" (3.50 x 3.30)

Double bedroom with a uPVC rear facing window with sea views, built-in wardrobe and radiator.

Bedroom Two 13'1" x 6'6" (4.00 x 2.00)

Front facing uPVC window, radiator and a built-in cupboard.

Bedroom Three 9'6" x 6'10" (2.90 x 2.10)

With a uPVC window to the front aspect and a radiator.

Bathroom 11'7" x 8'2" (3.55 x 2.50)

Three piece bathroom suite comprising panelled bath, low level WC and pedestal basin. With wood effect vinyl flooring, majority tiled walls with chrome edging strips, fitted cupboard housing the gas boiler, radiator and obscured glass uPVC window.

Garden

To the front of the property is a hard standing walled garden with decorative plumb slate chippings and a hand gate to the roadside.

Stepping out to the rear is a further low maintenance garden with artificial grass and well screened by fenced and walled boundaries to provide a secluded spot to sit

out in. A gate provides access across a vehicular right of way onto a second area of garden that backs onto the cliff top, fully enclosed by fenced boundaries to all sides and providing the option for off street parking to be reinstated if desired by removing some of the fencing. This further area of garden has a decked seating area, planted borders and a gate that opens onto the cliff top at the rear that is ideal for dog walks.

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. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

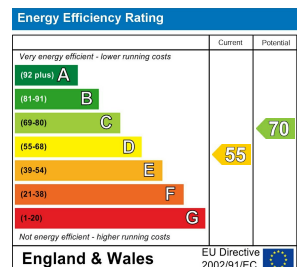
Council tax band A.

Services include mains gas, electric and drainage connections.



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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