



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



10 Trinity Fields

£130,000

Withernsea, HU19 2TG



TWO BEDROOM TERRACE BUNGLOW. OVER 55'S DEVELOPMENT.

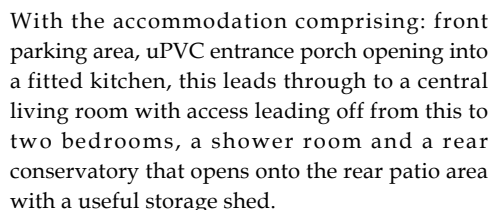
Set on a small development of purpose built bungalows within walking distance to Tesco Supermarket and being set on a mains bus route for convenience, this delightful two-bedroom mid-terrace bungalow offers a wonderful opportunity for those wanting to downsize and retire by the sea. Designed specifically for individuals over 55, this property fosters a like-minded community atmosphere and is the ideal choice for both couples and single occupants.

Upon entering, you will find a spacious open-plan central living area that serves as the heart of the home, with a double bedroom and further single spare bedroom. The shower room benefits from a large walk-in shower enclosure for easy access. Whilst the kitchen benefits from built-in cooking appliances and a well laid out design.

The rear has been extended with a conservatory extension opening out onto a rear paved garden which invites an abundance of natural lighting and offers a lovely outdoor space to enjoy the fresh air. Whether you wish to cultivate a small garden or simply relax with a book, this area is sure to enhance your living experience. To the front of the property is a paved area for off street parking leading to the front entrance porch.

Properties in this location are always high in demand and this one is offered to the market with no chain involved. Don't miss your chance to view this lovely property and embrace a new chapter in your life.





Lounge 16'0" x 14'1" (4.90 x 4.30)

Bedroom 2 10'7" x 6'8" (3.25 x 2.05)

Shower Room 8'8" x 6'6" (2.65 x 2.00)

Bedroom 1 11'7" x 9'8" (3.55 x 2.95)

Kitchen 11'1" x 7'8" (3.40 x 2.35)

Conservatory 10'7" x 8'0" (3.25 x 2.45)

AGENT NOTES

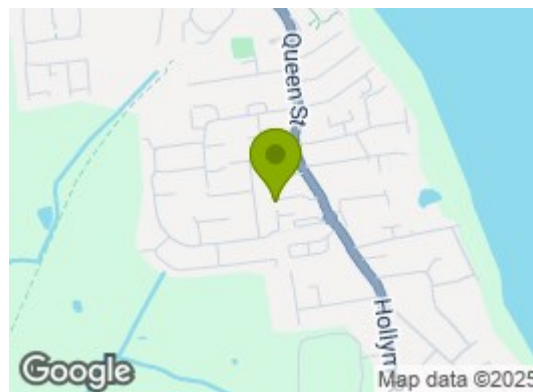
Parking: off street parking is available with this property.

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

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			9
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

Council Tax Band A

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