



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 92 North Road

£150,000

Withernsea, HU19 2AY



Situated just a short stroll from the promenade, this three bedroom semi detached home enjoys distant sea views to the rear and offers easy access onto the beach as well as a pleasant walk into the town centre for shops and amenities. Perfectly positioned for coastal living, the property presents an exciting opportunity for first time buyers, growing families or those simply wanting to wake up to a glimpse of the sea.

Offering three ground floor reception rooms, the home provides flexible and functional living space with room to adapt as needs change. Coupled with three first floor bedrooms and a family bathroom, the layout is both practical and well balanced. The addition of WC facilities across the levels enhances everyday convenience.

Externally, the property benefits from a generous fully enclosed rear garden, ideal for children or pets, along with a brick built outbuilding providing excellent additional storage or workshop space. A walled front garden adds character and kerb appeal, completing what is a well rounded coastal home.

A versatile property in a sought after seaside setting — early viewing is highly recommended.





A walled, laid to lawn front garden with gate provides access to the entrance porch. This opens into the main hallway, where stairs rise to the first floor landing.

To the front of the property is a bright and welcoming lounge, featuring a large bay window allowing plenty of natural light to fill the space.

Leading on from the hallway is the kitchen, fitted with modern grey fronted units incorporating a high level double oven and gas hob, along with ample worktop space. The dining room adjoins the kitchen and overlooks the rear garden, creating an ideal space for family meals or entertaining.

Continuing through is a small lobby area with rear entrance door and a convenient ground floor WC. This leads into a third reception room, offering versatile use as a playroom, home office or snug, with patio doors opening directly onto the rear garden.

The rear garden is fully enclosed and mainly laid to lawn, complemented by a paved and gravelled section in front of the garage area and a side gated pathway leading to the front. A brick built outbuilding sits at the rear of the garden, providing excellent storage or potential workshop space.

To the first floor, the landing gives access to three bedrooms and the family bathroom, which is fitted with a shower over the bath. The rear facing window enjoys distant sea views, adding to the home's coastal appeal.

A well positioned and adaptable home offering space, convenience and seaside charm in equal measure.

**Lounge 13'6" x 11'5" (4.14 x 3.49)**

**Dining Room 12'7" x 11'1" (3.85 x 3.38)**

**Kitchen 11'1" x 6'3" (3.39 x 1.92)**

**Sitting Room 12'1" x 10'2" (3.70 x 3.12)**

**WC**

**Bedroom 1 11'4" x 10'9" (3.47 x 3.29)**

**Bedroom 2 12'7" x 11'1" (3.84 x 3.39)**

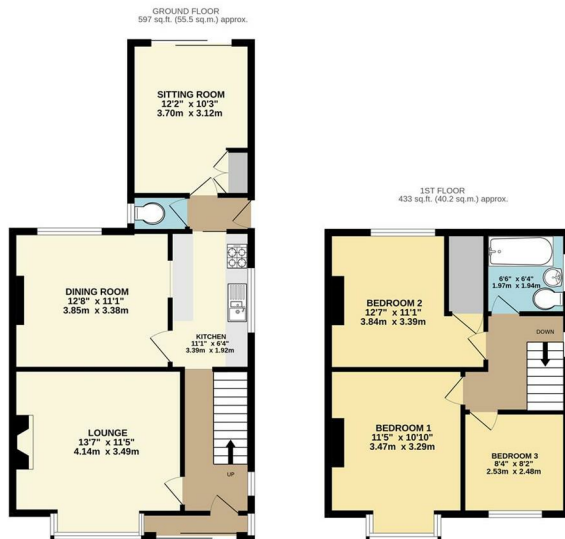
**Bedroom 3 8'3" x 8'1" (2.53 x 2.48)**

**Bathroom 6'5" x 6'4" (1.97 x 1.94)**

**Agent Note**

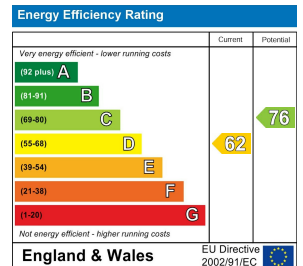
Parking: on street parking, no permit required.  
Heating & Hot Water: both are provided by a gas fired boiler.

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.



**Energy Efficiency Graph**

**Tenure: Freehold**



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