



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



31 Princes Avenue

Asking Price £140,000

Withernsea, HU19 2HZ



This beautifully presented and renovated home on Princes Avenue offers a fantastic opportunity to purchase a stylish, turn-key property that has been thoughtfully upgraded throughout. Combining contemporary finishes with charming period features, the property is presented to an exceptionally high standard and is ready for its new owners to move straight in. Ideally located just a stone's throw from the beach and within close proximity to Tesco, schools, GP services and local bus routes.

The ground floor welcomes you with a newly renovated front yard leading into a bright and inviting living room, complete with a beautiful bay window and feature fireplace. The generous dining area benefits from a log burner with fitted storage surrounding, creating a warm and practical space for entertaining. The dining area leads through to the modern galley kitchen, fitted with contemporary white gloss cabinets, before continuing to a convenient downstairs WC and utility area, with plumbing for both a washing machine and dryer. Upstairs, the property offers a modern four-piece family bathroom, featuring a stylish bath and walk-in shower. There are two well-proportioned double bedrooms, with the first benefiting from fitted storage, while the generously sized master bedroom provides excellent space for a range of furniture. Externally, the rear garden has been thoughtfully designed for low maintenance, being partially astro-turfed and gravelled, with a large storage shed, additional brick-built shed and rear access for neighbouring properties.

The property has been finished to an exceptionally high standard throughout, with luxury and individual touches including Versace wallpaper. Presented in immaculate condition and ready for the new owners to simply move in and enjoy, this is a truly impressive home that warrants an early viewing.





A beautifully presented and newly renovated turn-key home, ideally located just a stone's throw from the beach and close to local amenities, schools, GP services and transport links.

The property offers a bright bay-fronted living room with feature fireplace, spacious dining area with log burner and fitted storage, a modern white gloss galley kitchen, downstairs WC and useful utility area. Upstairs boasts a stylish four-piece family bathroom, two generous double bedrooms and excellent fitted storage.

Externally, the property benefits from a newly renovated front yard and a low-maintenance rear garden with astro turf, gravel, large storage shed and additional brick-built shed.

Finished to an exceptional standard throughout, with luxury touches including Versace

wallpaper, this impressive home is ready to move straight into.

Hallway

Lounge 10'9" excluding bay x 11'11" (3.30 x 3.65) excluding bay x 3.65)

Dining Room 11'9" x 12'5" (3.60 x 3.80)

Kitchen 7'10" x 8'6" (2.40 x 2.60)

WC/Utility Space

Bedroom One 10'11" x 15'3" (3.35 x 4.65)

Bedroom Two 11'9" x 9'10" (3.60 x 3.00)

Bathroom 10'11" x 8'4" (3.35 x 2.55)

Garden

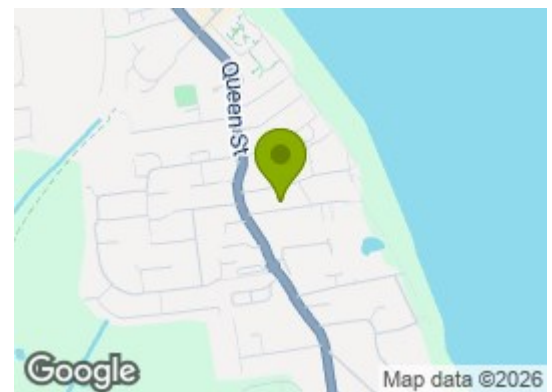
Parking: On street parking is available on Princes Avenue (No permit required)

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

Council Tax band A.

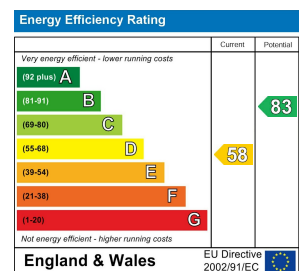
Mobile & Broadband: We understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

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



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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