



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



11 Princes Avenue

£95,000

Withernsea East Yorkshire, HU19 2HZ



This property located down Princes Avenue presents an exciting renovation project for those seeking a rewarding investment opportunity. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking to create a comfortable home.

The renovation potential allows you to add your personal touch and increase its value, making it an attractive prospect for savvy investors. Located in a seaside town, this house is just a stone's throw away from local amenities and the beautiful East Yorkshire coastline.

This property is a promising opportunity for those looking to invest in a property with great potential. With its three bedrooms, two reception rooms, and a rear yard, this terraced house is ready for a new owner to breathe new life into it. Don't miss the chance to make this property your own and enjoy all that Withernsea has to offer.





A gate opens onto a paved front yard, leading to a canopied entrance door that opens into the hallway, where stairs rise to the first-floor landing. To the front, a welcoming living room features a bay window and a charming fireplace, creating a bright and cosy space. A second reception room provides a generous dining area, flowing seamlessly into the kitchen, which is fitted with a range of white gloss base and wall units, leading to a UPVC door opening directly onto the rear garden, which is laid to lawn and enclosed by fencing with gate at the back providing rear access.

Upstairs, the property offers two well-proportioned double bedrooms and one single bedroom, served by a family bathroom complete with both a bath and overhead shower.

Lounge 10'9" x 10'9" (3.30 x 3.29)

Dining Room 14'3" x 12'9" (4.36 x 3.90)

Kitchen 11'8" x 8'10" (3.56 x 2.70)

Bedroom 1 14'3" x 10'7" (4.36 x 3.25)

Bedroom 2 12'8" x 8'6" (3.88 x 2.60)

Bedroom 3 8'10" x 6'6" (2.70 x 2.00)

Bathroom 5'8" x 4'11" (1.75 x 1.50)

Agent Note

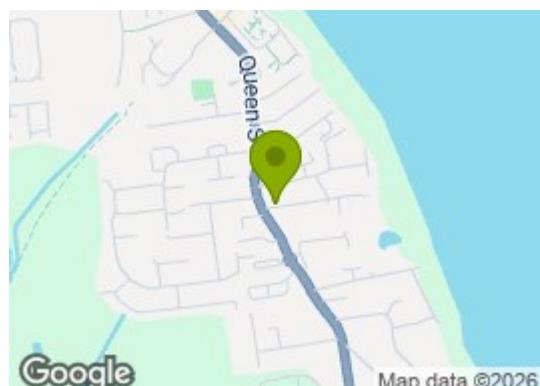
Parking: on street parking only.

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.

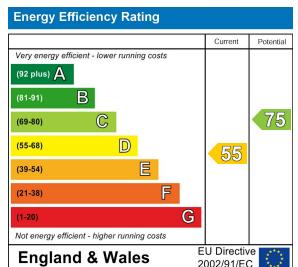
Council tax band A.

The property is connected to mains gas, drainage and electric.



Energy Efficiency Graph

Tenure: Freehold



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