



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



71A Main Street

Offers Over £110,000

Preston, HU12 8SA



Situated in the heart of a popular village location, 71a Main Street, Preston is a well-presented two-bedroom end-terrace home, offered for sale with no onward chain and vacant possession—making it an excellent opportunity for first-time buyers or investors alike.

The property provides low-maintenance living throughout and is neutrally decorated, allowing prospective buyers to move straight in or easily personalise to their taste. Internally, the accommodation comprises a spacious and inviting lounge, a modern fitted kitchen, a contemporary bathroom, and two generously sized double bedrooms.

Externally, the home benefits from a good-sized enclosed rear garden, ideal for relaxing or entertaining, complete with a useful storage shed and convenient rear access leading to the street.

Combining a desirable village setting with practical living space, this property represents a fantastic opportunity for those looking to step onto the property ladder or expand a rental portfolio.





Summary

The home opens into a bright and inviting lounge, complete with window that fills the space with natural light and creates a welcoming hub for everyday living.

Continuing through, a modern kitchen is fitted with units, incorporating a built-in oven and hob for a sleek finish. Beyond the kitchen, a small lobby leads into a practical under stair storage cupboard, the perfect place for coats and shoes.

A rear door opens onto the low-maintenance garden, fenced boundaries and access to the front of the property through an alleyway.

Upstairs, a central landing gives access to a contemporary bathroom, finished with stylish splashback tiles and fitted with a bath and shower above. Two generous bedrooms complete the first floor, both offering comfortable proportions and plenty of natural light.

Living Room 11'1" x 12'9" (3.39 x 3.89)

Kitchen 13'4" x 8'4" (4.07 x 2.55)

Landing

Bedroom 1 11'11" x 12'10" (3.64 x 3.92)

Bedroom 2 9'6" x 6'8" (2.91 x 2.04)

Bathroom 5'4" x 6'2" (1.64 x 1.88)

Garden

Agent Note

Parking: on street parking only.

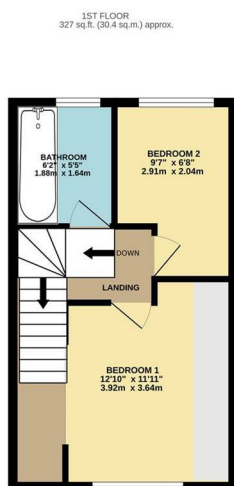
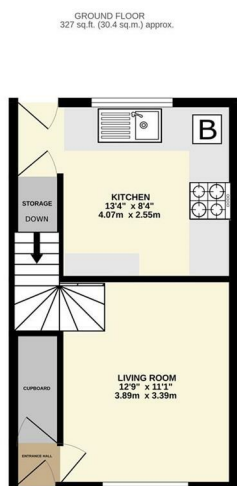
Heating & Hot Water: both are provided by a gas fired boiler.

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, electric and drainage services.

There is a right of access for the neighbouring property across the rear of the property.



TOTAL FLOOR AREA: 655 sq ft. (60.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, it is not intended to be a precise representation of the property. It is for illustrative purposes only and should not be used as a basis for any prospective purchase. The purchaser is advised to verify the accuracy of the floorplan by inspection and to 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.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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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