



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



25 Beaconsfield

Asking Price £210,000

Withernsea, HU19 2EW

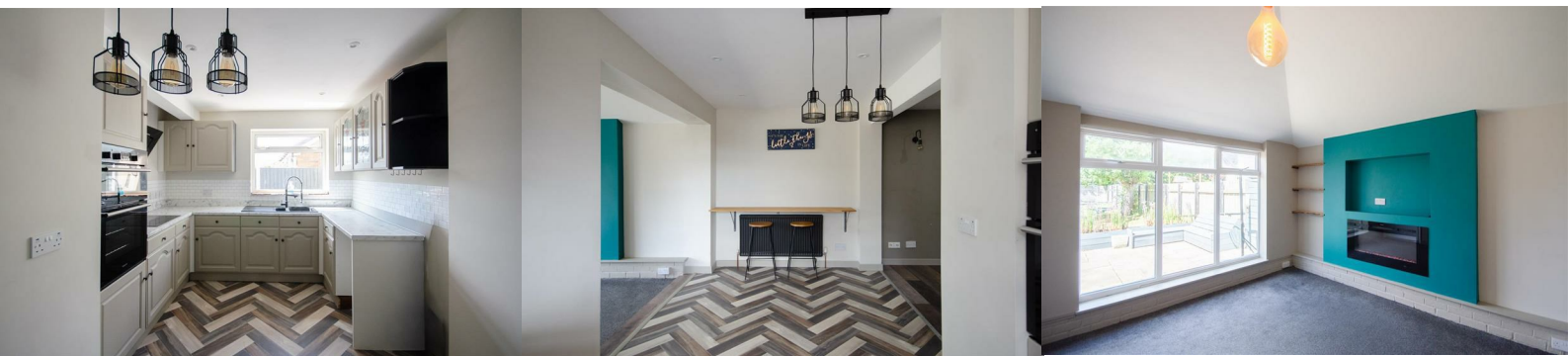


This spacious and versatile five-bedroom family home, extending to approximately 1,450 sq ft, is ideally located on Beaconsfield in the popular coastal town of Withernsea. Offering flexible accommodation across two floors, the property includes three bedrooms to the ground floor and two to the first floor, making it well suited to growing families or those needing adaptable living space.

There are two modern bathrooms, a recently renovated kitchen diner providing a practical and sociable space, and two comfortable lounge rooms offering flexibility for everyday living. Externally, the home benefits from a large, secluded rear garden, providing a good level of privacy and plenty of outdoor space.

Having undergone recent improvements including updated kitchen and bathrooms, this well-presented home is ready to move into while still offering potential for personalisation. With its generous layout and family-friendly design, this property represents a solid opportunity in a desirable residential location.

Early viewing is recommended to fully appreciate the space on offer.





The ground floor features three well-proportioned bedrooms, alongside two generous lounge rooms providing ample space for both relaxation and entertaining. At the heart of the home is a recently renovated kitchen diner, finished to a modern standard and offering an excellent space for family meals and social gatherings. A contemporary bathroom completes the ground floor accommodation.

Upstairs, the property offers two further bedrooms, along with an additional modern bathroom, making it ideal for larger families or guests seeking privacy.

Externally, the property benefits from a converted garage which has been adapted to create an additional integral room, offering further flexibility as a home office, playroom or hobby space (please note this conversion has not been completed to building regulations).

The home also benefits from a large, secluded rear garden, providing a good level of privacy and plenty of outdoor space for everyday use.

Entrance Hall

Living Room 9'8" x 17'8" (2.96 x 5.40)

Kitchen/Diner 17'9" x 9'4" (5.42 x 2.86)

Lounge 11'3" x 11'8" (3.44 x 3.58)

Bathroom 5'5" x 6'9" (1.66 x 2.08)

Bedroom 1 7'11" x 8'7" (2.42 x 2.64)

Bedroom 2 8'7" x 8'4" (2.64 x 2.56)

Bedroom 3 11'11" x 10'3" (3.64 x 3.13)

Utility 4'11" x 12'1" (1.5 x 3.7)

Garage 7'10" x 17'4" (2.4 x 5.3)

Master Bedroom 14'2" x 9'5" (4.34 x 2.89)

Bedroom 4 11'5" x 8'1" (3.48 x 2.47)

Bathroom 5'4" x 5'10" (1.65 x 1.80)

Agent Note

Parking: off street parking is available with this property via a private driveway.

Heating & Hot Water: both are provided by gas central heating.

Services: the property is connected to mains services.

Garage: the garage has been converted; however, this conversion was not completed in accordance with building regulations.

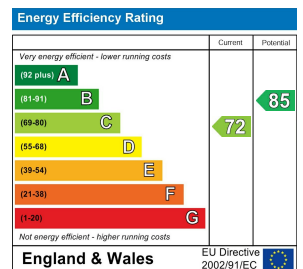
Council Tax: Band C.

The property has solar panels that were taken out on a 25 year rent a roof lease scheme dated 2013, the solar panels and feed in tariff do not belong to the property owner but the electricity generated by these panels can be used free of charge.



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.