



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



71A Main Street

Preston, HU12 8SA

Offers In The Region Of
£119,995



This two-bedroom end-terrace house offers low-maintenance living, making it an ideal choice for a first-time buyer or an investment landlord looking to expand their portfolio. Inside, the property is well presented throughout, featuring a spacious lounge, a modern fitted kitchen, a contemporary bathroom, and two generously sized double bedrooms.

To the rear lies a good-sized enclosed garden, with a shed and access from the rear of the property to the street.

Please be advised that this property currently has a tenant in situ, we are informed the landlord is in the process of obtaining vacant possession. Contact our office to arrange an appointment to view.





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.

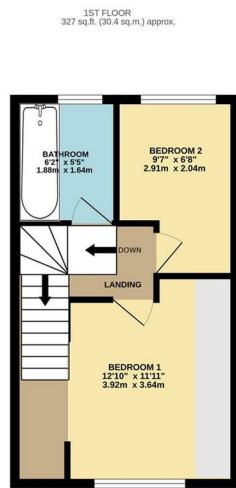
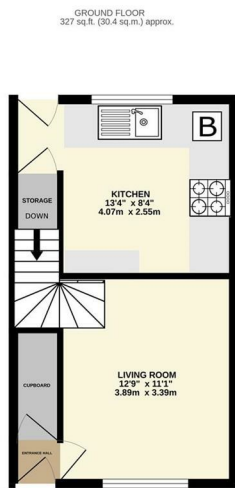
Heating & Hot Water: both are provided by a gas fired boiler.

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: 865 sq ft (80.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of areas, volumes, masses and any other figures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The structure, layout and appearance shown here are not to be relied on and no guarantee as to their quantity or efficiency can be given. Made and approved 12/23



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			77
(55-68) D		66	
(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.

