



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 16 Francis Avenue

Asking Price £85,000

Withernsea, HU19 2LS



Three bedroom semi-detached house offered to the market with vacant possession and no onward chain, in need of a series of renovations to get it up to modern standards but priced accordingly to reflect this. The accommodation comprises: entrance hall, ground floor WC, open plan lounge diner, rear kitchen, three first floor bedrooms and bathroom, outside is a paved garden to the rear with a shed and open aspect garden to the front. Call to arrange a viewing today. Certain marketing conditions apply with this property, please see the agent note below before travelling any great distances to view.





## Entrance Hall

WC 2'11" x 5'4" (0.90 x 1.63)

Lounge/Diner 12'3" x 23'5" (3.75 x 7.15)

Kitchen 9'8" x 9'2" (2.95 x 2.80)

Bedroom 1 10'2" x 13'1" (3.10 x 4.0)

Bedroom 2 12'1" x 9'10" (3.70 x 3.0)

Bedroom 3 8'6" x 9'0" (2.60 x 2.75)

Bathroom 6'6" x 5'6" (2.00 x 1.68)

## Garden

## Agent Note

Parking: no off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler (not tested).

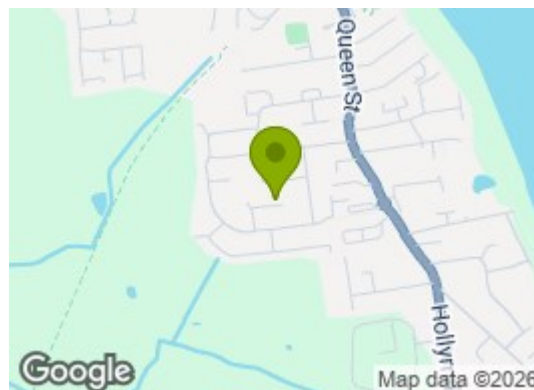
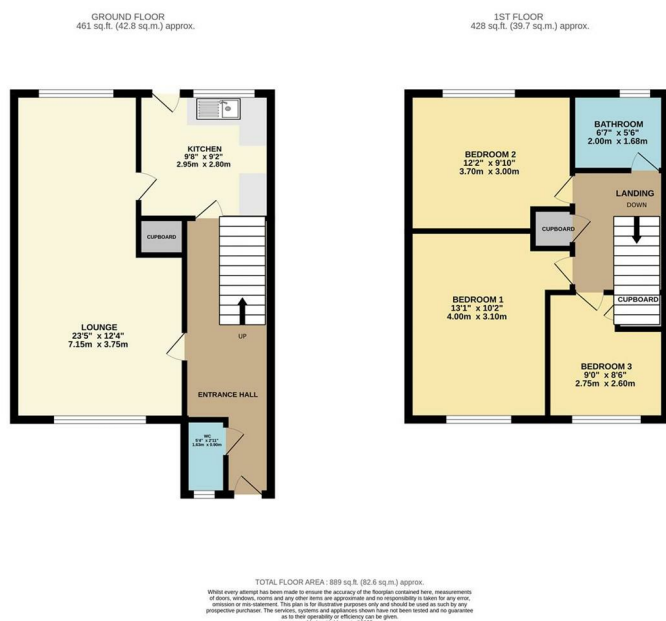
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Please be advised this is a corporate sale and as such certain terms and conditions are imposed on us as agents, the property will need to remain fully marketed until exchange of contracts has taken place, any accepted offer will be displayed via a public notice with higher offers invited. A buyer will need to provide proof of funds before an offer can be passed forwards and there will be certain timescales set by the selling company, these include a 14 day exchange of contracts/completion deadline for cash buyers (extended to 28days for purchasers with a mortgage). The property is sold as seen with no warranties or guarantees, with the working conditions of any services or appliances within the property unknown and untested.

Council tax is paid to the East Riding of Yorkshire Council, we are advised the property is in valuation band A.

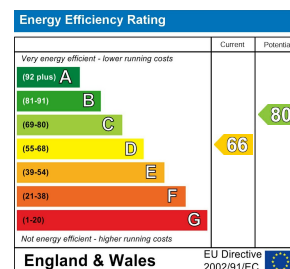
From our office head south on Queen Street, turn left onto Victoria Avenue, follow the road round onto Highfield and Ryecroft Drive where Francis Avenue is on the right hand side, follow this road to the right where this property is at the end.

Withernsea is a popular Seaside Town, with a variety of local facilities, including a leisure centre. There are a full range of schools and local doctors surgery. The town benefits from a lovely Promenade and the summer sees a host of activities for all age groups, including a Carnival and Summer Time Special. There is a regular bus service through to the City of Hull.



## 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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

[sales@goodwinfox.com](mailto:sales@goodwinfox.com), | [rent@goodwinfox.com](mailto:rent@goodwinfox.com)

