



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



10 Waxholme Road

£140,000

Withernsea, HU19 2BT



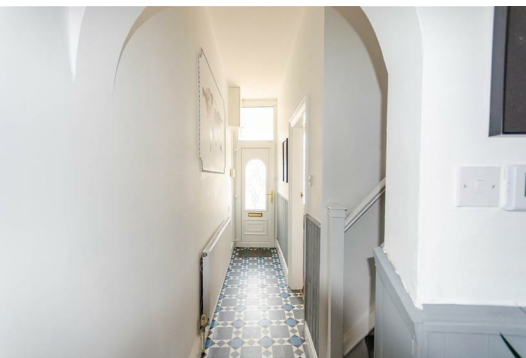
We are delighted to present to the market this well-presented three-bedroom mid-terrace home, ideally positioned on the edge of Withernsea. The property benefits from attractive sea views to the rear and convenient vehicular access via the back.

The home is equipped with uPVC double glazing and gas central heating throughout, offering comfortable and efficient living. The accommodation briefly comprises an inviting entrance hallway, a spacious lounge, an additional sitting room, and a modern kitchen diner fitted with stylish high-gloss units.

To the first floor, there are three well-proportioned bedrooms and a family bathroom featuring a contemporary four-piece suite.

Externally, the property offers an astro turfed garden area leading to a low-maintenance paved rear garden, perfect for outdoor relaxation or entertaining.

Early viewing is highly recommended to fully appreciate what this property has to offer. Please contact our office to arrange an appointment.





The property features two generous reception rooms, providing flexible living space, along with a kitchen that incorporates a dining area – perfect for everyday family life and entertaining.

To the first floor are two double bedrooms, a further single bedroom, and a well-appointed bathroom.

Externally, the home benefits from an enclosed rear astro turfed yard with vehicular access for parking. Beyond this is an additional paved garden area complete with a shed, offering further outdoor space while taking full advantage of the coastal views.

Entrance Porch

Hallway

Lounge 11'11" x 10'7" (3.65 x 3.25)

Sitting Room 11'5" x 13'11" (3.5 x 4.25)

Kitchen 21'3" x 8'2" (6.5 x 2.5)

Landing

Bedroom One 10'4" x 9'10" (3.15 x 3)

Bedroom Two 12'9" x 6'6" (3.9 x 2)

Bedroom Three 9'2" x 6'10" (2.8 x 2.1)

Bathroom 11'3" x 8'6" (3.45 x 2.6)

Garden

Agent Note

Parking: off street parking is available with this property.
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 and mains drainage services.



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		

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