



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



15 Kirkfield Road

£149,995

WITHERNSEA, HU19 2LA



This three bedroom semi-detached house has been beautifully finished by the current owners, offering a well presented home with a modern feel throughout—ready for a new buyer to move straight in and enjoy.

The property provides a practical and sociable layout, with a modern kitchen diner spanning the rear, creating a great space for day-to-day living as well as entertaining. A separate utility room with ground floor WC adds that all-important practicality that buyers are increasingly looking for.

Externally, the property benefits from a large side driveway offering potential for off street parking (subject to a dropped kerb), along with pleasant front and rear gardens featuring planted beds that add colour and kerb appeal. The rear garden is designed with ease of maintenance in mind, while still offering a variety of useful spaces including a pergola seating area—perfect for relaxing in the warmer months.

With two double bedrooms and a well proportioned third bedroom, along with a modern shower room featuring a large walk-in cubicle, this flexible home is ideal for a range of buyers and must be viewed to be fully appreciated.





A hard standing driveway offers potential for off street parking (subject to a dropped kerb), with a decorative gravelled front garden and planted beds adding colour and kerb appeal. A gate leads through to the enclosed rear garden, which is primarily hard standing and gravelled for ease of maintenance, complemented by decorative planting and climbing greenery. The garden also benefits from an external store, a custom built wooden shed, and a covered bin storage area, along with a pergola seating space—ideal for enjoying the outdoors. Entering through a spacious front entrance porch, there is built-in seating—perfect for removing shoes—before leading into the hallway. The hallway provides access to the first floor via a staircase, along with useful built-in storage beneath. The lounge is positioned to the front of the property, while across the rear is the open plan

kitchen diner, fitted with modern white units, contrasting grey worktops and tiled splashbacks, along with a built-in oven and hob. The dining area provides space for seating, and a door opens out to the rear garden. Leading off the kitchen is the utility room, offering space for white goods and incorporating a ground floor WC for added convenience. To the first floor, the landing gives access to two double bedrooms and a good size single bedroom, along with a modern shower room fitted with a large shower cubicle, completing the accommodation.

Lounge 13'1" x 11'9" (4m x 3.6m)

Kitchen Diner 20'11" x 11'3" (6.4m x 3.45m)

Utility 6'6" x 6'6" (2m x 2m)

Bedroom One 12'3" x 10'11" (3.75m x 3.35m)

Bedroom Two 12'5" x 9'10" (3.8m x 3m)

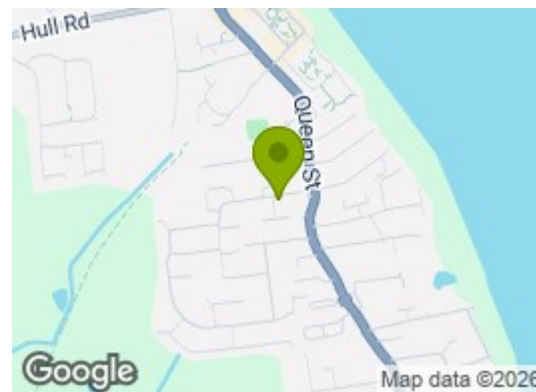
Bedroom Three 8'8" x 7'10" (2.65m x 2.4m)

Bathroom 7'2" x 5'6" (2.2m x 1.7m)

Garden

AGENT NOTES

Parking: Potential for off street parking (subject to a dropped kerb)
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.



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		77	82
EU Directive 2002/91/EC			

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