



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



19 Waxholme Road

Asking Price £120,000

Withernsea, HU19 2BT



This charming two double-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors, making an excellent home for couples, small families or those looking for a seaside retreat.

The property is approached via a useful entrance porch, providing a practical space for coats, shoes and additional storage before leading into the main accommodation.

The living room is a comfortable, good-sized reception space with plenty of room for a range of furniture, making it an ideal area for relaxing or entertaining. From here, the property leads through to the modern fitted kitchen, which provides a practical range of units and work surfaces, with space for the necessary appliances and access towards the rear of the property.

Also located on the ground floor is the fully tiled bathroom, offering a clean and practical suite with easy-to-maintain finishes.

To the first floor are two well-proportioned double bedrooms, both offering versatile accommodation with ample space for double beds and bedroom furniture. The rooms could equally provide flexibility for a home office, dressing room or guest bedroom, depending on individual requirements.





The traditional two-up, two-down layout offers a modern fitted kitchen and a good-sized living room on the ground floor, alongside a fully tiled bathroom and a useful entrance porch providing additional storage space. Upstairs, two double bedrooms complete the accommodation.

Porch

Lounge 14'8" x 12'4" (4.49 x 3.77)

Kitchen/Diner 21'9" x 12'4" (6.64 x 3.77)

Bathroom 10'3" x 7'4" (3.14 x 2.25)

Bedroom 1 12'0" x 11'2" (3.67 x 3.42)

Bedroom 2 14'2" x 8'10" (4.32 x 2.70)

Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a

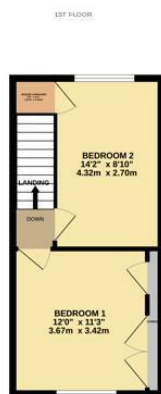
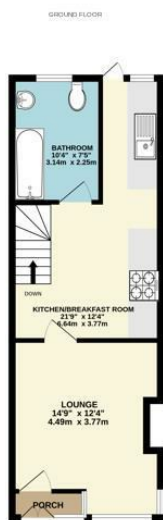
gas fired boiler.

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.

Services include mains gas, electric and drainage connections.

Please note the neighbours have a right of way across the rear of this property.



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		

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.

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