Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



35 Carrs Meadow

£225,000

Withernsea, HU19 2EL

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Situated on a desirable corner plot, this well-presented detached property on Carrs Meadow, Withernsea offers spacious and versatile accommodation, together with a detached garage and enclosed rear garden.

The property briefly comprises an entrance hallway leading to a well-equipped kitchen and a generous lounge/dining room, providing an ideal space for both everyday living and entertaining.

There are two bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The second bedroom has the added benefit of direct access through to the conservatory, creating a versatile additional living space with views and access towards the garden. The accommodation is completed by a three-piece family bathroom.

Externally, the property occupies a corner plot, offering additional outdoor space and a good degree of privacy. The enclosed rear garden provides a pleasant area for outdoor seating, gardening and entertaining, while the detached garage offers useful parking and storage.











Situated on a corner plot, this well-presented detached property offers two bedrooms, an en-suite principal bedroom, lounge/dining room, kitchen, conservatory and family bathroom, along with an enclosed rear garden and detached garage. The property is located in Withernsea, a popular East Yorkshire coastal town with a range of shops, supermarkets, cafés, restaurants, schools and other local amenities. The seafront, beach and promenade are within easy reach, while the surrounding Holderness countryside provides further opportunities for walking and outdoor activities. The property offers well-proportioned accommodation in a convenient location close to both the town and coast.

Entrance Hall

Living Room 20'0" x 9'7" (6.12 x 2.93)

Kitchen 9'2" x 7'10" (2.81 x 2.41)

Bathroom 8'8" x 5'8" (2.66 x 1.75)

Bedroom 1 11'9" x 9'9" (3.59 x 2.99)

Ensuite 4'9" x 4'5" (1.45 x 1.37)

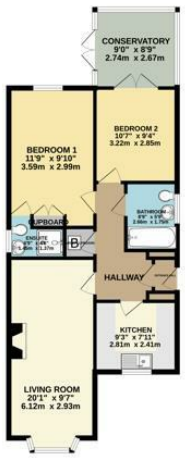
Bedroom 2 10'6" x 9'4" (3.22 x 2.85)

Conservatory 8'11" x 8'9" (2.74 x 2.67)

Garden

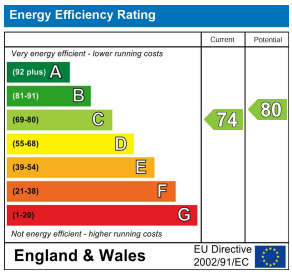
Agent Note

Parking: off street parking via a private driveway and garage.
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 C.
The property is connected to mains gas, electric and drainage services.





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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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