



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**136 Kirkfield Road**

**£110,000**

WITHERNSEA, HU19 2LD



This well proportioned semi-detached house is offered to the market with the benefit of no chain and vacant possession, this former rented property has uPVC glazing and gas central heating in place and briefly comprises: hallway, lounge diner, kitchen, to first floor bedroom and bathroom, outside is a good size West facing garden at the rear. Offering a good opportunity for any first time buyer or investment buyer looking to expand their rental portfolio. Available to view via appointment only, contact our office today to arrange this.







## Hall

A uPVC glazed door opens into the hall with stairs rising to the first floor with a storage cupboard below. Tiled flooring and decorative wooden wall panelling, side facing uPVC window, radiator and access through to the kitchen.

## Lounge 12'11" x 11'1" (3.95 x 3.40)

Open plan lounge diner with a uPVC window to the front aspect, radiator and laminate flooring.

## Dining Area 6'0" x 9'6" (1.85 x 2.90)

Rear dining area with uPVC sliding patio doors to the rear garden, laminate flooring and a radiator.

## Kitchen 8'10" x 7'6" (2.70 x 2.30)

Fitted with units to the base and wall with contrasting worktops over and tiled splash backs. Stainless steel sink and drainer with mixer tap, plumbing for a washing machine,

space for a fridge freezer and provisions for a freestanding gas cooker. Under-stairs-storage cupboard, rear facing UPVC window and a uPVC door to the garden.

## Landing

Stairs rise from the ground floor with wooden spindles and bannister, side facing uPVC window and loft access.

## Bathroom 6'2" x 6'6" (1.90 x 2.00)

Fitted with a white three piece suite comprised of a panelled bath with mains shower attachment and glass screen, pedestal wash hand basin and low level WC. Tiled walls and tile effect laminate flooring, obscured glass uPVC window and a towel radiator.

## Bedroom One 9'0" x 14'1" (2.75 x 4.30)

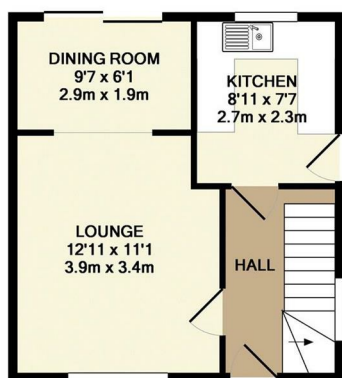
Double bedroom with a walk-in cupboard housing the gas combi-boiler, front facing uPVC window and a radiator.

## Bedroom Two 9'6" x 10'0" (2.90 x 3.05)

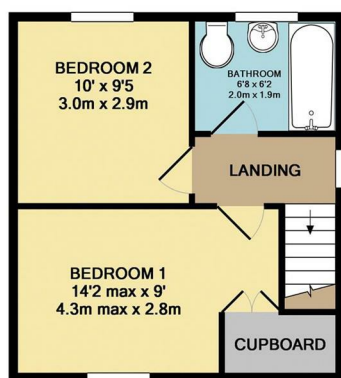
Rear facing bedroom with a uPVC window, laminate flooring and a radiator.

## Garden

To the front of the property is an enclosed grassed garden with a path leading to the front door. To the rear is a good sized laid to lawn garden with a brick shed and enclosed by fenced boundaries.



GROUND FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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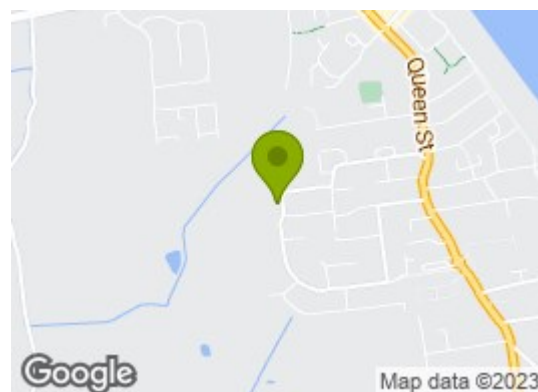
Council Tax band:A

Tenure: Freehold

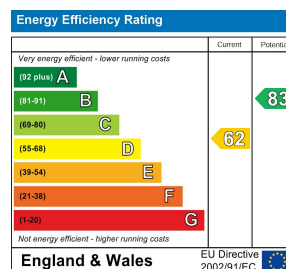
**Directions:** From our office head south on Queen Street and turn right onto Kirkfield Road, follow this road round and turn right staying on Kirkfield Road where the property is located at the top of the development on the right hand side.

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 or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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