



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 6 Waxholme Road

Asking Price £125,000

Withernsea, HU19 2BT



THREE BEDROOM HOUSE WITH PARKING, REAR SEA VIEWS AND NO CHAIN!

Situated at the North end of the town overlooking the sea at the rear is this spacious three bedroom property, offered to the market with the benefit of no onward chain and having been updated throughout by the current owner and has a modern fitted kitchen along with two contemporary bathrooms and neutral décor throughout. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, lounge, dining room with open plan white gloss fitted kitchen and a ground floor shower room, to the first floor are two double bedrooms, a single bedroom and a large bathroom. Externally is a planted front garden, rear yard and a further paved garden seating a garage and providing off street parking. Available to view via appointment only, contact our office to arrange this.







**Hallway**

An open fronted storm porch leads to a uPVC front entrance door which opens to the hallway with stairs leading to the first floor landing, laminate flooring and a radiator.

**Lounge 11'9" x 10'7" (3.60 x 3.25)**

Front facing living room with a uPVC bay window, radiator and fireplace with electric fire.

**Dining Room 11'7" x 13'11" (3.55 x 4.25)**

Central reception room being open plan to the kitchen with laminate flooring, radiator, laminate flooring, a rear facing uPVC window and a built-in cupboard.

**Kitchen 11'9" x 8'4" (3.60 x 2.55)**

Modern white gloss fitted kitchen with complementing worktops and metro tiled splash backs, housing a 1.5 bowl sink and drainer with mixer tap, high level electric double oven, electric hob with extraction hood, plumbing for a concealed washing machine, gas combi-boiler, space for a fridge freezer, vertical grey radiator, laminate flooring and a side facing uPVC window. Access leads through to a rear entrance lobby with a uPVC stable door to the rear garden and with access continuing to the shower room.

**Shower Room 5'6" x 9'0" into shower (1.70 x 2.75 into shower)**

Tiled ground floor shower room fitted with an alcove shower cubicle with mains fed dual shower, gloss vanity basin and WC. With a heritage style towel radiator and uPVC window.

**Landing**

Stairs rise to the landing with loft access and radiator.

**Bedroom One 10'5" x 10'9" (3.20 x 3.30)**

Rear facing double bedroom with a uPVC window providing a sea view, radiator and fitted wardrobe with mirrored doors.

**Bedroom Two 15'1" x 6'6" (4.60 x 2.00)**

Front facing double bedroom with radiator and uPVC window.

**Bedroom Three 9'4" x 7'0" (2.85 x 2.15)**

Single bedroom with a uPVC window to the front and radiator.

**Bathroom 11'9" x 8'4" (3.60 x 2.55)**

Tiled bathroom with a three piece suite comprising of a shower bath with a mains fed dual shower, vanity basin

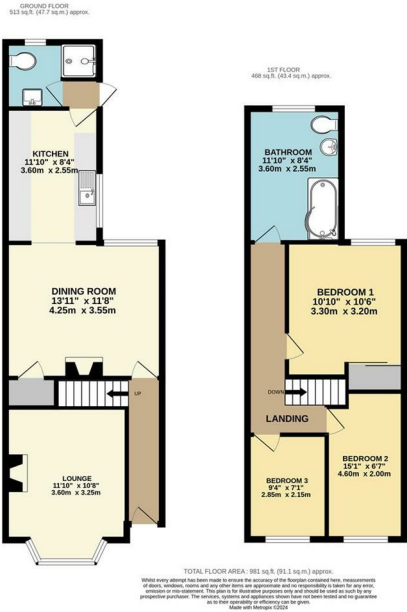
and WC combined in a white gloss unit, with a uPVC window to the rear, radiator, additional towel radiator and tiled effect laminate flooring.

**Garden**

To the front of the property is a paved garden with raised planted beds and a hand gate to the roadside. Stepping out to the rear is a hard standing yard with low walled boundary and greenhouse. A gate opens onto a shared vehicle access road serving this row of properties that provides vehicular access from the roadside, continuing across this is a paved area of garden leading to a sectional garage and providing off street parking.

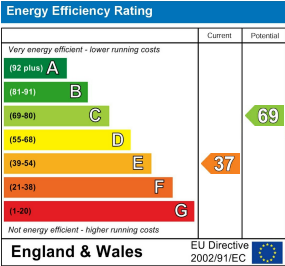
**Agent Note**

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.



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band A.

Services include mains gas, electric and mains sewerage.

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.

