



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**59 Arthur Street**

**Asking Price £145,000**

Withernsea, HU19 2AU



REFURBISHED FOUR BEDROOM MID TERRACE HOUSE WITH NO CHAIN!

Deceptive in size, this spacious property has undergone a program of refurbishment works ahead of sale to include but not limited to a new fitted contemporary black kitchen, newly fitted bathroom, updated heating system, re-wire, damp proof works and finished with neutral décor throughout and replacement carpets & floor coverings. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, lounge, dining room, kitchen diner, tiled utility room and a rear entrance lobby with ground floor WC and large store cupboard, to the first floor are four bedrooms, with a bathroom and separate WC. To the rear is a good size garden, West facing and adjoining the school playing field so as not to be overlooked. Offered to the market with vacant possession and no chain involved, being located close to the town centre, local schools and the promenade, this property offers plenty of living space making it a great choice for any growing family.





### Hallway

A hardwood door opens into the hallway with a traditional staircase rising to the first floor landing with feature balustrade and newel post, with laminate flooring and a radiator.

### Lounge 12'5" x 13'3" (3.80 x 4.05)

Front facing reception room with a uPVC window, radiator and laminate flooring.

### Dining Room 12'5" x 10'11" (3.80 x 3.35)

Rear facing second reception room with a uPVC window, radiator and laminate flooring.

### Kitchen Diner 17'10" x 10'4" max (5.45 x 3.15 max)

Updated kitchen fitted with contemporary black units with matching worktops and 1.5 bowl sink unit with mixer tap, with a built-in electric oven and gas hob with extraction hood, space for a vertical fridge freezer, tiled splash backs, laminate flooring, radiator and two side facing uPVC windows.

### Utility 7'8" x 10'2" (2.35 x 3.10)

Fully tiled room with space/plumbing for a washing machine and a side facing uPVC window.

### WC & Rear Lobby

A rear entrance lobby with walk-in store cupboard, rear wooden entrance door and a ground floor WC with basin.

### Landing & WC

Stairs rise and turn onto the landing with a wooden balustrade and a glazed skylight loft hatch.

### Bedroom One 14'5" x 10'4" (4.40 x 3.15)

With two side facing uPVC windows, radiator and access through to the bathroom.

### Bathroom 7'6" x 10'2" (2.30 x 3.10)

Newly fitted with a bath with dual mixer shower and glass splash screen, vanity basin with mirrored cabinet above, wall mounted gas combi-boiler, tiled walls and tiled flooring, electric towel radiator and uPVC window.

### Bedroom Two 12'5" x 10'9" (3.80 x 3.30)

Rear facing double bedroom with uPVC window and radiator.

### Bedroom Three 12'5" x 10'11" (3.80 x 3.35)

Front facing double bedroom with uPVC window and radiator.

### Bedroom Four 8'10" x 6'2" (2.70 x 1.90)

Front facing single bedroom with uPVC window and radiator.

### Garden

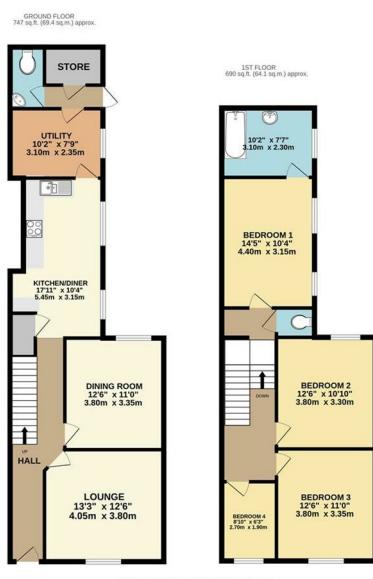
To the rear is a good size garden, West facing to catch the afternoon sun, with low fenced boundaries to two sides and facing onto the school playing field at the rear.

### Agent Note

Parking: there is no off street parking with this property.

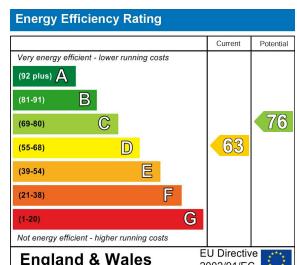
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



### Energy Efficiency Graph

#### Tenure: Freehold



Council tax band B.

The property is connected to mains drainage and mains gas.

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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