Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

1a Ryecroft Drive

£140,000

Withernsea, HU19 2LP

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A well presented three bedroom end of terrace home, occupying a generous plot and benefiting from an adjoining side garage and front driveway for off street parking.
One of the standout features of this property is the beautifully landscaped south facing rear garden, designed to make the most of the sunshine and offering a perfect space for relaxing or entertaining.
Internally, the home is well laid out with a spacious open plan lounge diner, a modern fitted kitchen with integrated appliances, and a contemporary shower room, making it ideal for a wide range of buyers including first time buyers and young families.
Conveniently located just minutes from Tesco and with the local golf course nearby, this home combines practical living with a desirable setting.
Deceptive in size, this home must be seen to be appreciated.

A gated driveway provides off street parking and leads to the adjoining side garage, which benefits from an up and over door to the front as well as a personal door from the rear garden. The front garden is laid to lawn with planted borders and a decorative dwarf wall boundary.
Entering the property, the hallway has stairs rising to the first floor with a useful storage cupboard below.
The open plan lounge diner spans the full depth of the property, featuring a central fireplace with gas fire and sliding patio doors opening out onto the rear garden.
The rear garden is a particular highlight, enjoying a south facing aspect with an elevated paved patio area that captures the sun throughout the day. Steps lead down to a further paved seating area, a small lawn, and sleeper edged gravelled borders, ideal for planting. The garden is fully enclosed with a mix of fenced and walled boundaries, and a gate provides access to a side pathway.

A door from the garden leads into the kitchen, which is well appointed with modern fitted units and a range of integrated appliances, including a dishwasher, fridge freezer, and double oven with gas hob, along with plumbing for a washing machine.
To the first floor, the landing gives access to two double bedrooms, both with built-in storage, and a good size single bedroom.
The shower room is fitted with a large walk-in shower, along with a modern WC and vanity unit, completing the accommodation.

Lounge/ Diner 23'10" x 11'10" (7.28m x 3.63m)

Kitchen 8'11" x 8'8" (2.73m x 2.65m)

Bedroom 1 11'3" x 9'10" (3.43m x 3m)

Bedroom 2 9'10" x 9'10" (3m x 3m)

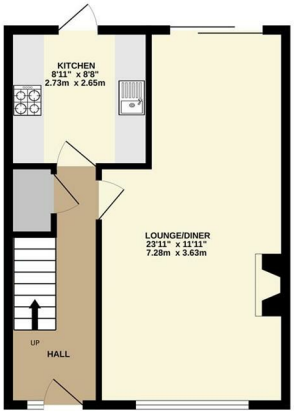
Bedroom 3 8'2" x 7'11" (2.5m x 2.42m)

Bathroom 8'2" x 5'6" (2.5m x 1.68m)

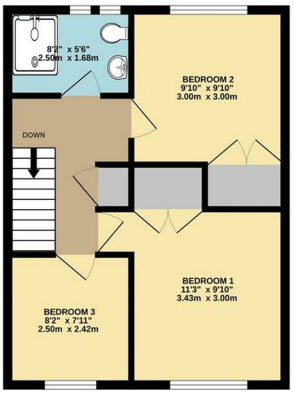
AGENT NOTES

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

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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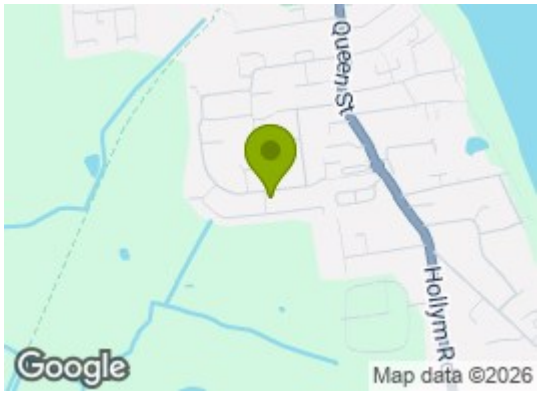
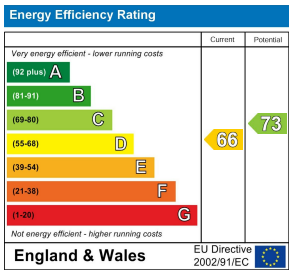


Energy Efficiency Graph

Tenure: Freehold



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