



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



72 Withernsea Road

£249,950

Withernsea, HU19 2PN



Situated in the highly sought after south end of the town, this three bedroom detached home offers generous living space and excellent potential for buyers looking to create their ideal family home. Set within a spacious plot and benefitting from a large west facing rear garden, the property provides a wonderful opportunity for those seeking a home with both space and future potential.

While the property would benefit from a programme of updating, the size, layout and location make it an exciting prospect for a discerning buyer. Internally, the home offers well balanced accommodation including two reception rooms, a rear conservatory and three double bedrooms, providing ample living space for family life.

Externally, the property enjoys a generous garden to the rear, perfect for relaxing in the afternoon and evening sun, while the driveway and garage provide practical off street parking and storage. The front garden sets the property back from the roadside and could also offer potential for additional parking if desired.

Offered to the market with vacant possession and no chain involved, properties in this desirable location at this price point rarely become available. Early viewing is recommended to appreciate the space, potential and excellent setting on offer.





The property is approached via a gated driveway providing off street parking and access to the side garage, which is fitted with an electric up and over door and offers useful storage space. A front lawned garden with low boundary wall sets the property back from the roadside and could potentially be adapted to create additional parking if required.

Access continues along the side of the property to the spacious rear garden, which is mainly laid to lawn and enjoys a desirable west facing aspect. A patio area adjoins the rear of the home, ideal for outdoor seating, while additional storage areas and greenhouses provide practical space for gardening enthusiasts.

Entering the property, a front door opens into the hallway, featuring a panelled ceiling and staircase rising to the first floor landing.

The lounge is a well proportioned reception room centred around a feature fireplace. Double doors open through to the dining room, creating an open and sociable layout if desired. The dining room benefits from full height patio doors overlooking the rear garden, allowing plenty of natural light into the

space.

The kitchen can be accessed from both the hallway and lounge and is fitted with a broad range of wooden fronted units providing ample worktop space and storage. Integrated appliances include a high level double oven and gas hob.

Adjoining the kitchen is the conservatory, offering a pleasant additional living space overlooking the garden and providing access to a ground floor WC for convenience.

To the first floor, the landing leads to three double bedrooms, with all bedrooms benefitting from built in bedroom furniture. The family bathroom is also located on this floor and is fitted with a bath and shower above.-

Lounge 20'0" x 10'11" (6.1m x 3.34m)

Dining Room 12'0" x 10'11" (3.66m x 3.34m)

Kitchen 17'6" x 11'10" (5.35m x 3.61m)

Conservatory 10'3" x 9'3" (3.13m x 2.83m)

Bedroom 1 11'10" x 10'2" (3.61m x 3.1m)

Bedroom 2 17'9" x 10'11" (5.43m x 3.34m)

Bedroom 3 10'11" x 8'8" (3.34m x 2.65m)

Bathroom 6'4" x 5'9" (1.94m x 1.77m)

Garden

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 D

GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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