



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 39 The Glade

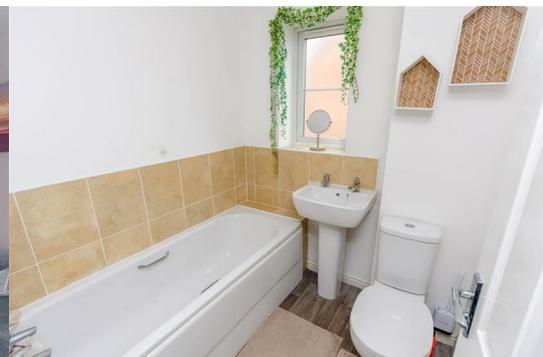
Withernsea, HU19 2ET

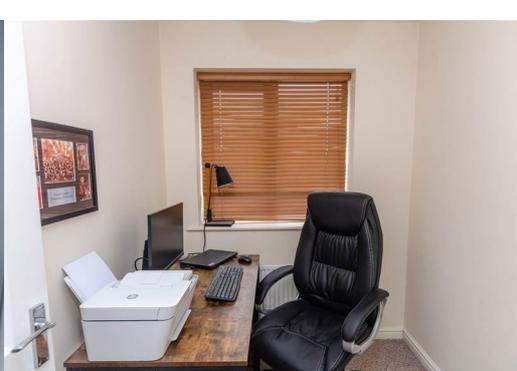
Offers In The Region Of  
**£155,000**



**THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE!**

This modern semi-detached house is located on the Persimmon Development on the edge of the town, completed in 2015 and benefitting from a remaining NHBC building warranty for added peace of mind. Built using the latest energy saving measures for reduced running costs, this low maintenance property is ideal for any buyer looking for a home that can be moved straight into and enjoyed. Comprising: hallway, ground floor cloakroom, lounge, modern fitted kitchen diner, three first floor bedrooms with ensuite shower room and house bathroom, outside is a two car side driveway for off street parking, with a brick built garage and private garden at the rear. This deceptively sized property will suit a range of buyers and would make a great first home for any family looking to get onto the property ladder. Available now for viewings, contact us today to arrange an appointment.





### Hallway

Composite front entrance door leads into the hallway with stairs leading to the first floor, radiator and access through to the lounge and cloakroom.

### WC

Ground Floor WC with basin and front facing uPVC window.

### Lounge 14'3" x 11'11" (4.35 x 3.65)

Through lounge leading on to the kitchen with a uPVC window to the front aspect, radiator and under-stairs-cupboard.

### Kitchen Diner 8'10" x 15'5" (2.70 x 4.70)

Open plan across the rear of the property with French doors leading onto the garden. Fitted with white gloss base and wall units incorporating an 1.5 bowl stainless steel sink with drainer, built-in electric oven and gas hob with extraction fan, space for a vertical fridge

freezer and plumbing for a washing machine. Rear facing uPVC window, radiator and a built-in cupboard housing the gas combi-boiler.

### Landing

Stairs lead onto the landing with access to all first floor accommodation and a built-in cupboard.

### Bedroom One 9'6" x 12'1" (2.90 x 3.70)

Front facing double bedroom with ensuite, radiator, uPVC window and built-in cupboard.

### Ensuite 6'4" x 5'4" (1.95 x 1.65)

Fitted with a three piece white suite comprising of a mains fed shower cubicle, pedestal basin and WC. With radiator, vinyl flooring, tiled splash backs and an obscured glass uPVC window.

### Bedroom Two 9'2" x 7'6" (2.80 x 2.30)

Double bedroom with a rear facing uPVC window and radiator.

### Bedroom Three 7'6" x 5'10" (2.30 x 1.80)

Single bedroom currently used as a home office with a rear facing uPVC window and radiator.

### Bathroom 6'0" x 5'10" (1.85 x 1.80)

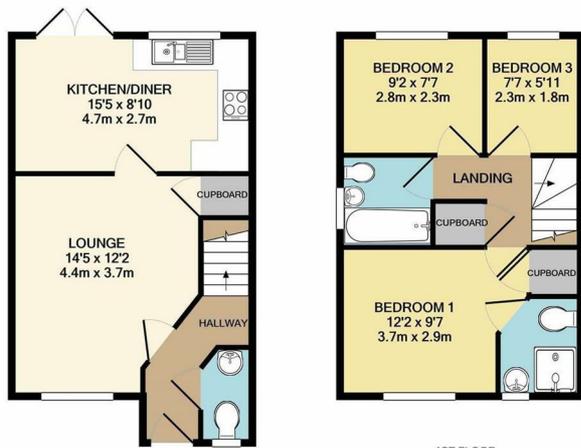
White three piece bathroom suite comprising panelled bath, pedestal basin and low level WC. With tiled splash backs, vinyl flooring, radiator and an obscured glass uPVC window.

### Garage

Brick built side garage with an up and over vehicular door to the driveway and a further pedestrian door to the rear garden.

### Garden

To the front of the property is a grassed garden with a hard standing two car driveway leading down the side of the property. To the rear is a fully enclosed garden, laid to lawn and with a raised porcelain paved patio area with further artificial grass seating space.



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:B Tenure: Freehold

**Directions:** From our office head north on Queen Street, turn left onto Hull Road and continue past the lighthouse and schools turning left at the mini-roundabout onto Carrs Meadow, follow this onto The Glade where this property is near the end on the left hand side as you descend the hill.

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

