



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 4 The Old Woodyard

£550 Per Month

WITHERNSEA, HU19 2GY



This mid terraced bungalow is located on a small development built by local builders at the bottom of Railway Crescent close to the town centre. The development was constructed in 2007/2008 to a high standard. The property benefits from upvc double glazing throughout and has gas central heating. The bungalow comprises of porch, lounge, bathroom, kitchen with fitted oven and hob and 2 bedrooms. There are gardens to the front and rear and an allocated parking space. The properties are located only a short walk from the town centre and will appeal to those looking for a low maintenance property within easy reach of the shops, doctors and sea front. Viewing is essential to appreciate the standard of these bungalows and the convenience of the location.





### Entrance Porch 462'7" x 249'4" (141 x 73)

1.41m x 0.76m (4' 8" x 2' 6") Upvc door with glazed panels into porch. Coving, ceiling light and electric consumer unit. Laminate flooring and internal door into lounge.

### Lounge/Diner 1384'6" x 1056'5" (422 x 322)

4.22m x 3.22m (13' 10" x 10' 7") at widest points Upvc bay window to the front, laminate flooring, coving and ceiling light. TV aerial socket, smoke alarm and disabled access into the kitchen.

### Kitchen 895'8" x 820'3" (273 x 250)

2.73m x 2.50m (8' 11" x 8' 2") Upvc half glazed door with obscured glass panel to the rear with upvc side window. Modern beech effect kitchen units with stainless steel bar handles, contemporary black gloss work top and tiled stone effect splash backs with mosaic detail. 1.25 bowl stainless steel sink, drainer and mixer tap, 4 ring stainless steel gas hob, stainless steel

electric oven below with extractor fan above. Plumbing for automatic washing machine, integrated fridge and freezer and cupboard concealing gas combination boiler. Coving, ceiling light, plinth electric heater and tiled effect laminate flooring.

### Bedroom one 866'2" x 1056'5" (264 x 322)

3.22m x 2.64m (10' 7" x 8' 8") plus door recess Upvc window to the front, laminate flooring, television aerial socket, central heating radiator, coving and ceiling light.

### Bedroom two 721'9" x 902'3" (220 x 275)

2.75m x 2.20m (9' 0" x 7' 3") Upvc window to the rear, laminate flooring, television aerial socket, central heating radiator, coving and ceiling light.

### Bathroom 551'2" x 662'9" (168 x 202)

1.68m x 2.02m (5' 6" x 6' 8") Disabled access door, three piece suite in white comprising of

panelled bath with shower over and shower screen, low level wc and pedestal wash hand basin. Laminate flooring, central heating radiator, coving and ceiling light. Extractor fan, tiled splash backs and upvc obscured glass window to the rear.

### Garden

To the front of the property is a parking space in the parking bay with a block paved area with disabled ramp leading into the property. To the rear is a fenced garden. Number 4 enjoys an open outlook from the front looking down the development.



TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.6 SQ.M.)  
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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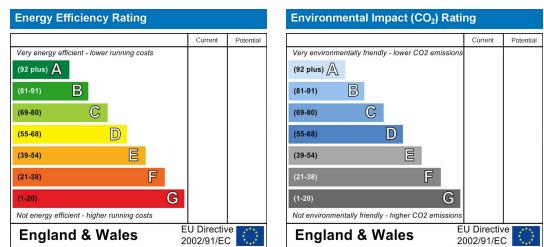
Council Tax band: C Tenure: Freehold

### Directions:

### Area Map



### Energy Efficiency Graph



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