



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



16 Arthur Street

Price Guide £100,000

WITHERNSEA, HU19 2AB



GUIDE PRICE £100,000- £110,000 - TWO BEDROOM TERRACE HOUSE

Traditional two bedroom, two reception room terraced house, located a short distance from the town centre and sea front, offered to the market with uPVC glazing and gas central heating in place, the accommodation comprises: entrance porch, hallway, open plan lounge diner with original cast iron stove, galley kitchen, rear lobby with ground floor WC, useful store room, two first floor double bedrooms and the shower room, outside is a small yard to the front and a further garden to the rear. The property has been modernised throughout although still retains plenty of original feature. Viewings are available via appointment only, please contact us at your earliest convenience to arrange.





Porch/Hallway

A uPVC front entrance door opens to an internal porch with a further composite door leading into the hallway, with stairs rising to the first floor, laminate flooring, ceiling light and central heating radiator.

Lounge 11'11" x 10'9" (3.65m x 3.3m)

Front facing uPVC bay window, ceiling rose with light, central heating radiator, picture rail, cornicing, fireplace with gas fire and open plan to the dining room.

Dining Room 11'9" x 11'1" (3.6m x 3.4m)

Second reception room with a traditional cast iron stove with built in cupboard to the alcove, uPVC rear window, ceiling light, central heating radiator and access to the under stairs storage cupboard.

Kitchen 9'10" x 7'10" (3m x 2.4m)

With newly fitted modern units to the base and walls with a stainless steel sink and drainer unit, integrated electric oven and microwave, plumbing for an automatic washing machine, space for an upright fridge freezer, newly fitted wall mounted

gas fired combination boiler, laminate flooring, ceiling light, uPVC window and a glazed door to the rear entrance lobby.

Store Room 12'5" x 4'7" (3.8m x 1.4m)

Useful rear store room open plan to the kitchen with two windows and a ceiling light.

WC/Rear Lobby

Rear entrance lobby with a uPVC door to the garden and a ground floor WC.

Landing

Stairs rise onto a galleried landing with spindled balustrade, loft access and a central heating radiator.

Bedroom One 14'1" x 12'1" (4.3m x 3.7m)

Double bedroom with a uPVC front facing window, ceiling light, central heating radiator and a decorative original fireplace with alcove cupboard.

Bedroom Two 11'9" x 8'10" (3.6m x 2.7m)

Good size second bedroom with a uPVC rear facing window, ceiling light, central heating radiator and fitted cupboard.

Shower Room 9'10" x 7'10" (3m x 2.4m)

Fitted with a three piece suite comprising of a corner shower cubicle with mains fed shower, low level WC and pedestal wash hand basin. Ceiling light, central heating radiator, tiled splash backs and an obscured glazed uPVC window.

Garden

To the rear of the property is an enclosed rear garden, mostly hard standing with well stocked flower beds, small paved seating area and a gate leading to a rear pedestrian access. To the front is a walled garden with hand gate to the roadside.

AGENT NOTES

Parking: There is no off street parking 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.

GROUND FLOOR
1000 sq ft, 1000 sq ft (305 sq m) approx.



FIRST FLOOR
1000 sq ft, 1000 sq ft (305 sq m) approx.



TOTAL FLOOR AREA: 1000 sq ft, 1000 sq ft (305 sq m) approx.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Services include mains gas, electric and drainage connections.

Council tax band A

From our office head south on Queen Street and right onto Hull Road, turn right at the lighthouse onto Arthur Street where this property is on the right hand side.

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 should satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.