



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



109a Arthur Street

Withernsea, HU19 2AU

Offers In The Region Of
£110,000



TWO BEDROOM COTTAGE WITH NO CHAIN!

The property comprises porch, open plan lounge diner, ground floor WC, cream fitted kitchen, two first floor double bedrooms and a shower room, with a small enclosed laid to lawn garden to the rear. The property is accessed via a gated footpath leading from the main road beside the former shop and faces out over the school field at the rear. With uPVC glazing and gas central heating in place. Offered to the market with vacant possession and no chain involved. Available to view via appointment, contact our office to arrange this.





Porch

A uPVC door opens into the entrance porch with a side facing window, space for shoes/coats and access through to the lounge.

Lounge Diner 13'1" x 22'11" (4.00 x 7.00)

Spacious open plan living room with a rear facing uPVC window and patio doors opening onto the garden, two radiators, exposed brick fireplace housing a solid fuel stove, exposed ceiling beams, central staircase with floating style treads, access to the WC and kitchen.

Kitchen 13'1" x 8'2" max (4.00 x 2.50 max)

Cream fitted kitchen with butchers block effect laminate worktops and contrasting splashback tiles, 1.5 bowl stainless steel sink and drainer with mixer tap, built-in electric double oven and gas hob with extraction fan, wall mounted boiler, space/plumbing for a washing machine, tiled flooring, front and rear facing uPVC windows and a uPVC door to the rear garden.

WC

Ground floor WC with basin, WC, front facing window and tiled flooring.

Landing 8'6" x 10'2" (2.60 x 3.10)

Stairs lead onto a large area of landing with two rear facing uPVC windows and loft access.

Bedroom One 13'1" x 12'5" max (4.00 x 3.80 max)

Good size double bedroom with a rear facing uPVC window, built-in storage cupboards to one wall (one housing the pressurised hot water cylinder), further over-stair-cupboard and a radiator.

Bedroom Two 8'6" x 8'6" (2.60 x 2.60)

Second double bedroom with a rear facing uPVC window and radiator.

Shower Room 4'3" x 7'6" (1.30 x 2.30)

Three piece bathroom suite comprising of an

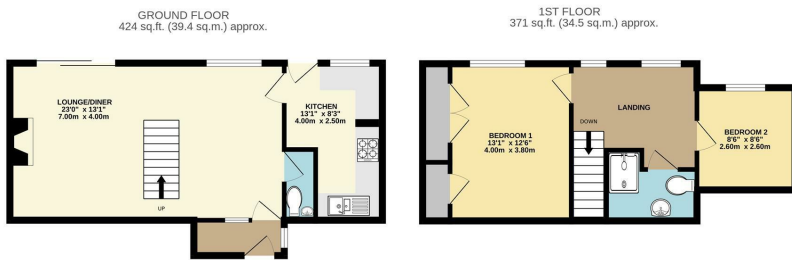
alcove shower cubicle with Aqualiser mains shower with remote control, basin and WC, with tiled walls and laminate flooring.

Garden

The property has pedestrianised access only and is accessed via a gated footpath beside the former shop on Arthur Street, the pathway leads through to the property and continues down the side to a small enclosed garden to the rear, laid to lawn and facing out onto the school field at the rear.

Agent Note

Parking: no 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 cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band A.

The property is connected to mains drainage and mains gas services.

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

