



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 60 Arthur Street

Asking Price £110,000

Withernsea, HU19 2AU



Spacious Three-Bedroom End-Terrace Home in a Central Location - No Onward Chain

This well-proportioned three-bedroom end-terrace property is ideally situated in a convenient central location, within close proximity to local schools, amenities, and the town centre. Offered to the market with no onward chain, this home presents an excellent opportunity for first-time buyers, families, or investors alike.

The property benefits from a brand new combi boiler, gas central heating, and double glazing throughout, ensuring comfort and efficiency.

The accommodation briefly comprises: an inviting entrance hall, a spacious lounge, and a separate second reception room leading into a gallery-style kitchen. To the rear of the ground floor is a family bathroom.

Upstairs, there are three well-sized bedrooms along with a modern shower room.

Externally, the property features a low-maintenance, paved rear garden, ideal for outdoor relaxation, along with the added benefit of a single garage with rear access.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.





**Hallway 13'9" x 3'0" (4.2 x 0.92)**

The uPVC front door from storm porch leading to the hallway with panelled flooring, two ceiling lights, radiator, offering access to downstairs accommodation.

**Lounge 13'1" x 10'4" (4.0 x 3.15)**

Spacious lounge with uPVC bay window to front aspect, panelled flooring, radiator, ceiling light and feature fire place with electric fire.

**Reception room 16'0" x 9'10" (4.9 x 3.01)**

Second reception room with large uPVC window to rear aspect, radiator, ceiling light, panelled flooring and under stair cupboard.

**Kitchen 7'1" x 13'1" (2.17 x 4.01)**

Gallery style kitchen with a range of cream base and wall cupboards, 1.5 stainless steel sink with drainer, space for under counter fridge and freezer and gas hob and oven with extraction hood. Wall mounted boiler, ceiling light, tiled flooring and splashbacks, uPVC window to the side and uPVC door leading to the garden.

**Bathroom 13'8" x 7'1" (4.18 x 2.16)**

Downstairs family bathroom to the rear of property with uPVC window to the side and back, low level WC, pedestal

hand wash basin and panelled bath with shower attachment and shower curtain rail. Vinyl flooring, tiled splashbacks, ceiling light, radiator and extractor fan.

**Bedroom 1 13'3" x 13'1" (4.04 x 3.99)**

Spacious master bedroom with uPVC window to the front aspect, built in wardrobes with over bed units, radiator, ceiling light and panelled flooring.

**Bedroom 2 13'1" x 8'2" (4.00 x 2.50)**

Second double bedroom with uPVC window to back, radiator, ceiling light and panelled flooring.

**Bedroom 3 10'3" x 6'8" (3.13 x 2.05)**

Single bedroom with uPVC window to the rear aspect, ceiling light and radiator.

**Landing**

Split level gallery landing with wooden balustrade with ornamental spindles, dado rail, ceiling light and loft hatch, offering access to first floor accommodation.

**Shower room 4'1" x 6'4" (1.26 x 1.94)**

Upstairs shower room with uPVC obscured glass window to the side aspect, hand wash basin, low level WC, shower cubicle with electric shower, vinyl flooring, tiled splashbacks, ceiling light and electric radiator.

**Garden**

To the front there is a low walled, paved and gravelled garden with plants in borders and access gate. To the rear is a low maintenance, walled garden with plants in borders, paved patio area, pedestrian access to the back and single garage accessible from George Street.

**Agent Note**

**Parking:** off street parking is available with this property via garage that comes out onto George Street.

**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 A.



TOTAL FLOOR AREA: 995 sq.ft. (92.6 sq.m.) (2023)



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		63
(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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