



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Northfield

£89,995

Withernsea, HU19 2BA

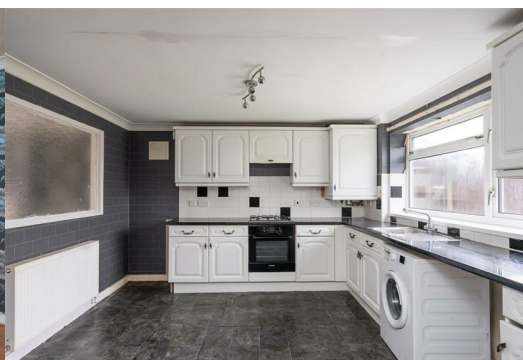


This mid-terrace home is offered to the market with vacant possession and no onward chain, making for a smooth and straightforward purchase. Previously let out, it presents an appealing opportunity for landlords looking to expand their portfolio, while its attractive price point also makes it a fantastic option for first-time buyers eager to get a foot on the property ladder.

Inside, the layout comprises a good size living room and a kitchen diner at the rear, offering space for family meals or entertaining. Upstairs, three bedrooms and a shower room provide practical accommodation suited to a young family or professional couple.

Externally, the property enjoys a south-facing rear garden – a real bonus for those who appreciate a sunny outdoor space – together with a lawned front garden adding to the sense of space.

While the home would benefit from some cosmetic updating, it offers excellent potential for buyers wishing to add their own style and flair and add potential value.





A long lawned front garden with a shared pathway leads to the entrance door, with the path continuing via a shared alleyway to gated access at the rear. The south-facing garden is also laid to lawn and enclosed by a mix of fenced and walled boundaries.

Inside, the hallway has stairs rising to the first floor and leads through to the lounge, centred around a feature fireplace. To the rear, the kitchen diner includes a fitted oven and hob, with doors opening directly onto the garden.

Upstairs, the landing gives access to three bedrooms and a shower room.

Hall

Lounge 14'5" x 12'7" (4.40 x 3.85)

Kitchen Diner 11'7" x 15'10" (3.55 x 4.85)

Landing

Bedroom One 14'5" x 11'5" (4.40 x 3.50)

Bedroom Two 11'9" x 11'5" (3.60 x 3.50)

Bedroom Three 6'0" x 11'1" (1.85 x 3.40)

Shower Room 5'1" x 7'2" (1.55 x 2.20)

Garden

Agent Note

Parking: unallocated parking available in nearby communal parking bays.

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.

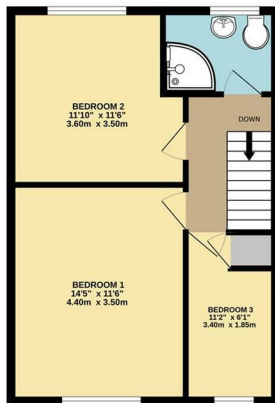
Council tax band A.

The property is connected to mains gas and mains drainage.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, bedrooms, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their quantity or efficiency can be given.
Made with Magicplan 5.2023



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		
		67 74
England & Wales		EU Directive 2002/91/EC

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.

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