



# 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

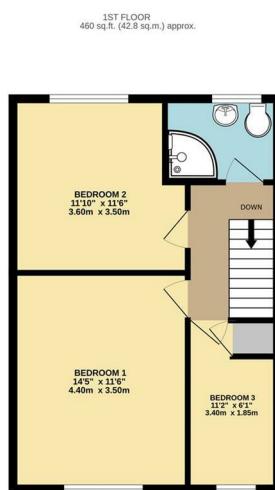
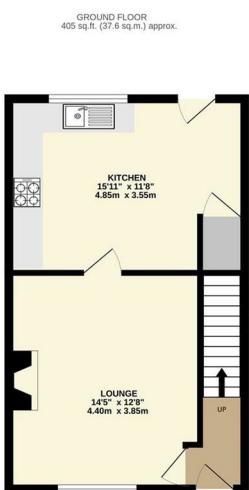
Parking: unallocated parking available in nearby communal parking bays.

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.

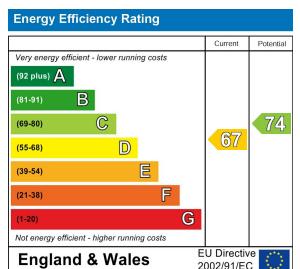
Council tax band A.

The property is connected to mains gas and mains drainage.



#### Energy Efficiency Graph

**Tenure: Freehold**



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

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