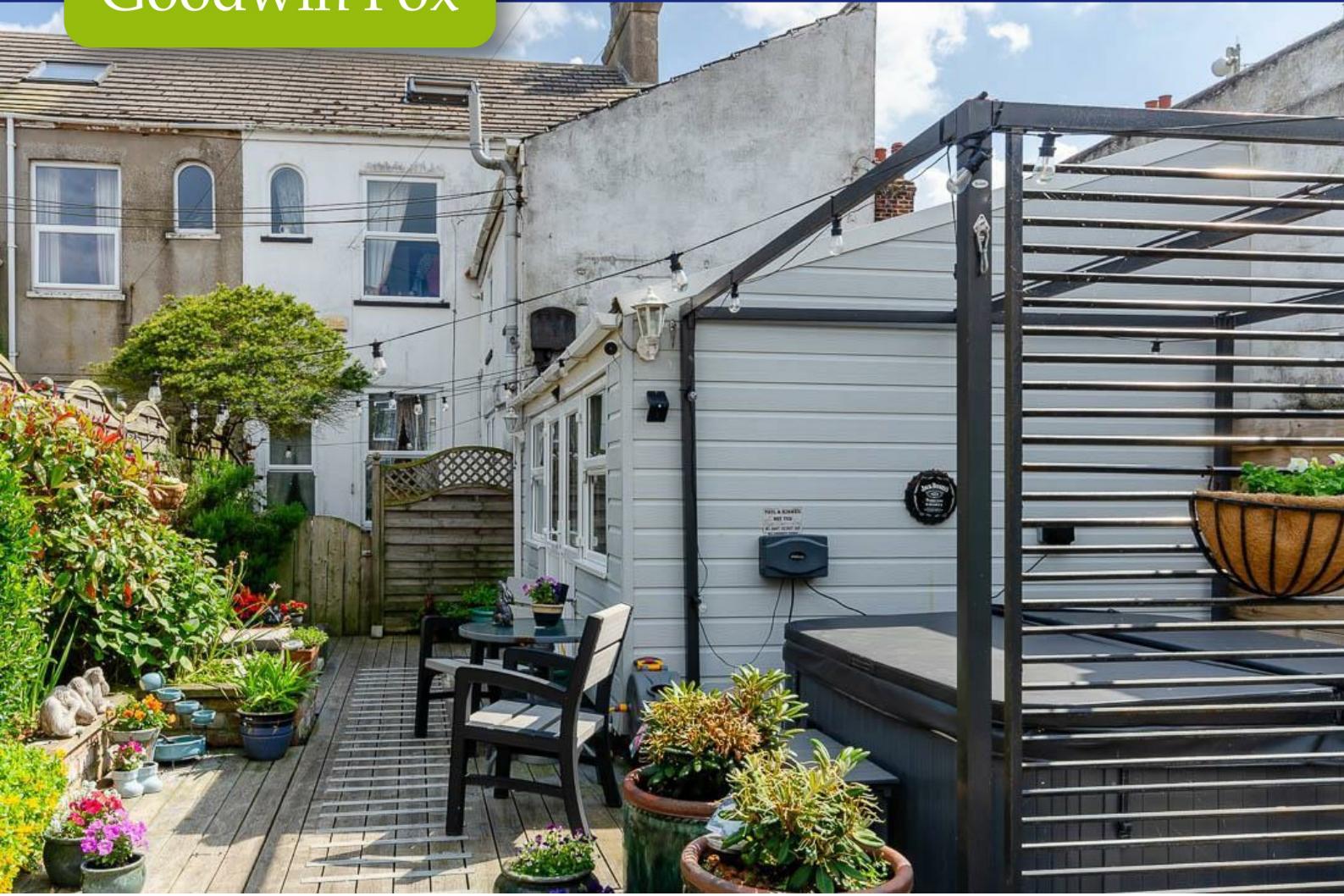




Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 South View

£210,000

WITHERNSEA, HU19 2AH



THREE STOREY PERIOD PROPERTY WITH SPACE AND ORIGINAL FEATURES IN ABUNDANCE!

This substantial period town house has period features by the bucketful! Having been lovingly restored by the current owners, the property boasts very well proportioned and elegant rooms throughout, with original style fireplaces, cornicing and a delightful staircase, this property has tastefully been finished very much in keeping with the feel of the original building. Briefly comprising entrance hall, cloakroom, formal lounge and dining room, farmhouse style kitchen, rear garden room and utility, a split level landing leads to a front facing master bedroom, with access through to a middle sitting room (previously a 4th bedroom) and large bathroom with four piece suite, stairs continue to the second floor where there are a further two bedrooms. To the front is a small cottage style garden and to the rear is a fully enclosed garden that has been brick paved and decked for ease of maintenance. This property is a great example for any buyer looking for a spacious period home and really does need to be viewed to fully appreciate what is on offer!





Hall

A uPVC front entrance door opens into the hall with a feature staircase rising and turning to the first floor with exposed wooden spindles and a cupboard below. With two radiators, cornice and exposed wooden floorboards running throughout.

Lounge 14'1" x 14'11" (4.30 x 4.55)

Front facing living room with a marble fireplace with a cast iron fire open grate fire, tiled cheeks and a tiled hearth. Decorative cornice, picture rail and ceiling rose. Front facing window, radiator and polished wooden flooring.

WC 4'11" x 3'11" (1.50 x 1.20)

Ground floor WC with basin, rear facing uPVC window, tongue and groove wall panelling and wooden flooring.

Dining Room 13'1" x 16'4" (4.00 x 5.00)

Second reception room leading onto the kitchen providing a formal dining space with a brushed metal fireplace with tiled hearth and cheeks with an open grate fire, wooden flooring, rear facing uPVC window, radiator, cornice, picture rail and a ceiling rose.

Kitchen 16'4" x 9'10" (5.00 x 3.00)

Rustic farmhouse style fitted kitchen with cream units to the base and walls with solid wooden worktops over and wood panelled splash backs. Belfast double sink with mixer tap, chimney alcove providing space for a range style gas cooker, plumbing for a washing machine and space for an under counter fridge. Tiled

flooring and wood panelled ceiling with inset spot lights and feature pendant lights. Two uPVC side facing windows, vertical radiator and being open plan through to the rear garden room.

Garden Room 10'5" x 9'10" (3.20 x 3.00)

Pleasant garden room with tiled flooring, a skylight and uPVC French doors opening to the rear garden.

Utility 4'7" x 9'10" (1.40 x 3.00)

Separate utility room with a wooden worktop to one wall housing a Belfast sink and with space/plumbing below for a washing machine and tumble dryer. With tiled flooring and a uPVC window.

Landing

Split level landing with stairs parting and leading to two separate landing areas. With a set rising to a small landing area with a uPVC window to the front and access through to bedroom one, and a second area of landing giving access to the sitting room with a further staircase continuing to the second floor.

Bedroom One 14'3" x 15'1" (4.35 x 4.60)

Front facing double bedroom with a uPVC window, cast iron fireplace with a wooden mantle piece and tiled hearth, alcove cupboard and radiator.

Sitting Room 13'1" x 15'7" (4.00 x 4.75)

Multi-purpose second floor reception room, previously a fourth

bedroom but now providing an additional sitting room with access leading off to the bathroom. With a rear facing uPVC window, radiator and wooden flooring.

Bathroom 15'3" x 9'10" (4.65 x 3.00)

Traditional four piece bathroom suite comprised of a roll top bath, large walk-in shower cubicle with mains shower, counter top basin and a WC. With a built-in cupboard housing the gas combi-boiler. With two side facing uPVC windows, column radiator and a mixture of tiled and panelled walls.

Bedroom Three 8'6" x 17'8" (2.60 x 5.40)

Second floor bedroom with a part sloping ceiling with a rear facing velux window and radiator.

Bedroom Two 21'3" x 9'10" (6.50 x 3.00)

Part sloping ceiling with a velux window to the front aspect, radiator and wooden flooring.

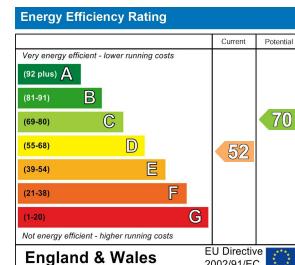
Garden

To the front is a cottage style garden with mature planting and a traditional tiled pathway leading to the front door that accessible via pedestrian access only via a small footpath leading from Queen Street. To the rear of the property is a fully enclosed courtyard style garden, brick paved and decked for ease of maintenance, with raised planted borders, multiple seating areas and space for a hot tub, screened by fencing to all sides and with a gate opening to the rear.

Area Map



Energy Efficiency Graph



Council Tax band:A

Tenure: Freehold

Directions: From our office head north on Queen Street and turn left onto Alma Street where the property is located on the left hand side. Alternatively the property can be accessed via a pedestrian walk way South View.

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 or give any representation or warranty in respect of the property.

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