



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



36 Hull Road

Withernsea, HU19 2DZ

Offers In The Region Of
£180,000



SUBSTANTIAL FOUR BEDROOM TERRACE WITH NO CHAIN!

This immaculately presented property is extremely deceptive in size and benefits from having been completely refurbished throughout to a very high standard of finish, stripped back and refitted with all new uPVC windows, new heating system, re-wired, new kitchen & bathroom and tasteful décor to name but a few of the improvements! Providing a spacious family home that adds a modern feel to a period property, retaining many original features whilst making this home as good as new! The property comprises: entrance hallway, lounge, sitting room, large open plan kitchen diner, separate utility room and ground floor WC, to the first floor are four bedrooms and a new four piece suite bathroom, outside the property enjoys a large enclosed garden at the rear, paved and laid to lawn ready for a new owner to enjoy. This impressive home wants for nothing and really must be seen to be fully appreciated.





Hallway

A decorative portico leads to a composite front entrance door opening into a long hallway, with a spindled staircase rising to the first floor landing with a storage cupboard below. With laminate flooring, two radiators, traditional cornicing to the ceiling and a ceiling rose.

Lounge 12'7" x 13'5" (3.85 x 4.10)

Spacious front facing reception room with a bay window with uPVC sliding sash windows. Fireplace with cast iron grate insert, radiator, cornicing to the ceiling and a ceiling rose.

Sitting Room 12'5" x 11'9" (3.80 x 3.60)

Second reception room offering us as a formal dining room or playroom etc with French doors to the rear garden, fireplace with tiled cheeks, radiator, cornicing and a ceiling rose.

Kitchen Diner 22'1" x 8'4" (6.75 x 2.55)

Spacious open plan kitchen fitted with a range of new grey base and wall units with complementing work surfaces and matching up-stands, housing an electric oven and hob with extraction fan, stainless steel sink with drainer and mixer tap, space for a vertical fridge freezer and ample room for a table and chairs. With spotlights to the ceiling,

laminate flooring, a recessed chimney breast and two uPVC windows to the side aspect.

Utility 11'11" x 7'6" (3.65 x 2.30)

Leading on from the kitchen is a utility room with matching fitted units to one wall housing a stainless steel sink with drainer and mixer tap and with space/plumbing provided for a washing machine and tumble dryer. With laminate flooring, radiator, spotlights to the ceiling, a side facing uPVC window and door to the garden.

WC 4'7" x 7'6" (1.40 x 2.30)

Ground floor WC with grey vanity basin, laminate flooring, radiator and a side facing uPVC window.

Landing

Stairs rise to the split level landing with a wooden balustrade, radiator, ceiling rose and loft access.

Bedroom One 12'5" x 11'11" (3.80 x 3.65)

Double bedroom with a rear facing uPVC window, built-in alcove cupboard, fireplace, radiator and ceiling rose.

Bedroom Two 12'7" x 10'9" (3.85 x 3.30)

Second double bedroom facing the front of the property with a uPVC window providing views of the lighthouse, radiator, fireplace and ceiling rose.

Bedroom Three 9'2" x 6'6" (2.80 x 2.00)

Single bedroom with a uPVC window to the front aspect, radiator and ceiling rose.

Bathroom 12'5" x 8'2" (3.80 x 2.50)

Newly fitted four piece bathroom suite comprising of a roll tap and claw foot bath with mixer shower tap, separate shower cubicle with a mains fed shower, pedestal basin and WC. Tiled splash backs, laminate flooring, large towel radiator, spotlights and a side facing uPVC window.

Bedroom Four 9'2" x 8'2" (2.80 x 2.50)

Through room leading from the bathroom providing a fourth bedroom or home office etc with a wall mounted combi-boiler, laminate flooring, radiator and rear facing uPVC window.

Garden

Stepping out to the rear of the property is a paved patio which leads onto a large area of laid to lawn garden, newly turfed and with sleeper edging, enclosed to all sides via walled and fenced boundaries with a gate providing a pedestrian right of way over the neighbouring property round to the roadside.

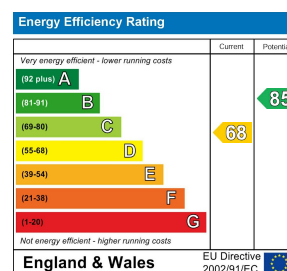
To the front is a gravelled garden with a dwarf wall to the roadside and paved pathway to the front door.



Area Map



Energy Efficiency Graph



Council Tax band:B Tenure: Freehold

Directions: From our office head north on Queen Street, turning left at the mini roundabout onto Hull Road where this property is on the right hand side opposite the Lighthouse.

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