



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



22 Alma Street

Offers Over £65,000

WITHERNSEA, HU19 2AL



Three bedroom mid terrace house offered to the market with vacant possession and no onward chain, the property is in need of refurbishment and has been priced to reflect this, however it will make a good project for anyone looking for a property to do up and potentially add value to. With uPVC glazing and gas central heating in place the property comprises: lounge, dining room, kitchen, ground floor bathroom, three first floor bedrooms and a further bedroom accessed from the first bedroom, outside the majority of the garden is to the front of the property with a small yard to the rear. Available to view via appointment only, contact our office to arrange this.





Hall

A side entrance door opens from the alleyway giving access to a small entrance lobby with stairs rising to the first floor.

Lounge 10'9" x 12'5" (3.30 x 3.80)

With a uPVC window to the front aspect, decorative fireplace and radiator.

Dining Room 10'2" x 12'5" (3.10 x 3.80)

Second reception room with uPVC French doors to the rear, radiator and under-stairs-storage cupboard.

Kitchen 13'5" x 6'6" (4.10 x 2.00)

Fitted kitchen units with a stainless steel sink and drainer, provisions for a free standing cooker, space for a vertical fridge freezer, radiator and side facing uPVC window.

Bathroom 5'10" x 5'2" (1.80 x 1.60)

Ground floor bathroom fitted with a three piece

suite comprised of a bath with electric shower over, pedestal basin and WC. Tiled walls, radiator and a uPVC window.

Bedroom One 12'5" x 10'7" (3.80 x 3.25)

Double bedroom leading through to the bathroom with a uPVC window to the rear aspect, radiator, loft hatch and a fitted cupboard.

Bathroom 6'6" x 9'10" (2.00 x 3.00)

Comprising of a bath, pedestal basin and WC. Fitted cupboard concealing the gas combi-boiler, radiator and uPVC window.

Bedroom Two 6'0" x 12'5" (1.85 x 3.80)

With a front facing uPVC window and radiator.

Bedroom Three 8'4" x 7'8" (2.55 x 2.35)

With a uPVC window to the front aspect, radiator and alcove cupboard.

Garden

To the rear of the property is an enclosed hard standing yard with a timber gate opening to the pedestrian side alleyway leading to the front of the property. To the front is an enclosed gravelled garden.

PARKING

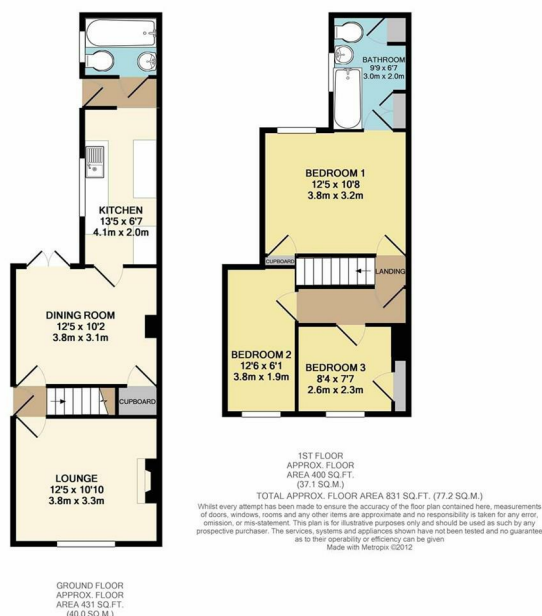
There is no off street parking. (There is street parking available on Alma Street and no permit is required)

MOBILE AND BROADBAND

The seller of the property is not able to confirm these details to us but we understand mobile and broadband (full fibre) are available in Withernsea. For more information on providers, predictive speeds and coverage, please visit Ofcom checker <https://checker.ofcom.org.uk>

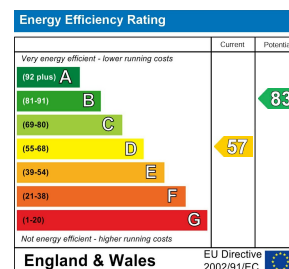
HEATING

The heating and hot water are via a gas fired combination boiler. These have not been tested by the agent.



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections, however these have not been tested by the agent.

Council tax band A.

Starting from our office head north on Queen Street over the mini roundabout and turn left onto Alma Street, where number 22 is located on the right hand side.

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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

