Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

65 Southcliff Road

£80,000

Withernsea, HU19 2HU

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Situated just a stone's throw from the beach, this three bedroom end of terrace house offers an exciting opportunity for buyers looking to create a home by the sea. Enjoying sea views from the rear bedroom windows, the property places coastal living right on your doorstep.

Offered to the market with vacant possession and no chain involved, this home provides a straightforward purchase for those ready to move quickly. While it would benefit from a programme of updating and refurbishment, it presents excellent potential as a buy-to-let investment, holiday home or first step onto the property ladder, with the option to improve room by room over time.

With its sought-after location and scope to add value, this is a fantastic chance to secure a coastal property and tailor it to your own style and requirements.

A small enclosed front yard leads to the entrance porch, which opens into the entrance lobby with stairs rising to the first floor.
From here, access leads into the lounge, positioned at the front of the property and benefitting from a large south facing bay window that fills the space with natural light, centred around an open grate fireplace.
The lounge flows through into the extended rear kitchen, fitted with a range of units and offering space for white goods, with a window overlooking the garden.
Beyond this, a rear lobby provides access to the rear entrance door as well as a ground floor shower room, adding practical convenience.
Externally, the rear garden is laid to lawn and benefits from access via a side passageway.
To the first floor, a landing leads to three bedrooms, with the rear rooms enjoying sea views, completing the accommodation.

Lounge 13'5" x 13'0" (4.11m x 3.97m)

Kitchen 12'10" x 10'2" (3.92m x 3.11m)

Bathroom 5'5" x 4'11" (1.66m x 1.5m)

Bedroom 1 16'6" x 9'1" (5.05m x 2.77m)

Bedroom 2 8'11" x 8'2" (2.74m x 2.5m)

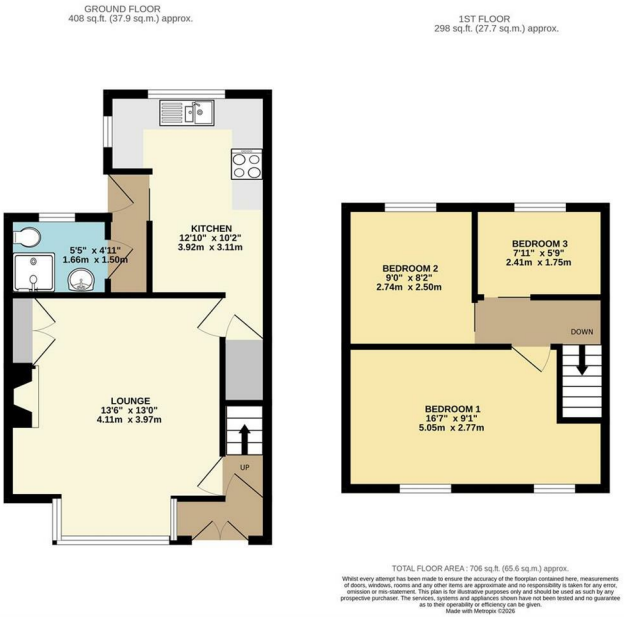
Bedroom 3 7'10" x 5'8" (2.41m x 1.75m)

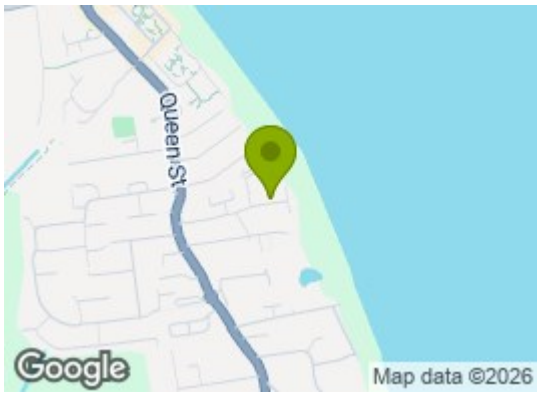
Agent Note
Parking: on street parking only, no permit required.

Heating & Hot Water: heating & hot water supplied via 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.

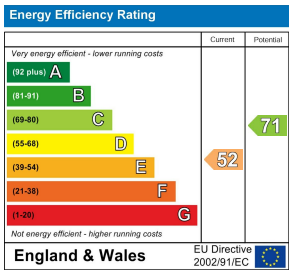
This property is being sold as part of a probate estate, for which probate has been applied for and granted. As a result, the vendors have limited personal knowledge of the property and its history. Buyers are therefore encouraged to rely on their own inspections and enquiries when considering the purchase.





Energy Efficiency Graph

Tenure: Freehold



Council Tax band A

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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