



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 James Close

£100,000

Withernsea, HU19 2HD



Located in the Cul-De-Sac James Close, Withernsea, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Withernsea itself is a lovely coastal town, known for its friendly community and beautiful seaside views. Residents can enjoy local amenities, including shops, parks, and the stunning beach, all within easy reach.

This terraced house on James Close is an ideal investment opportunity, whether you are looking to downsize or buy your first home, this home offers opportunity for a range of clients. Do not miss the chance to make this charming house your new home.





Two bedroom terraced house in a convenient central location set back from the town's high street and giving easy access to shops and being only a short walk from the sea front. With uPVC glazing and gas central heating in place the accommodation briefly comprises: entrance lobby, lounge, rear kitchen diner, two double bedrooms, and bathroom, to the front is a paved area and at the rear is an enclosed garden.

Agent Note

Parking: No off street parking available.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Entrance Hall

Lounge 13'2" x 9'11" (4.02 x 3.04)

Kitchen/ Diner 13'4" x 7'9" (4.07 x 2.37)

Landing

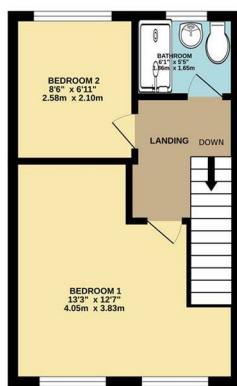
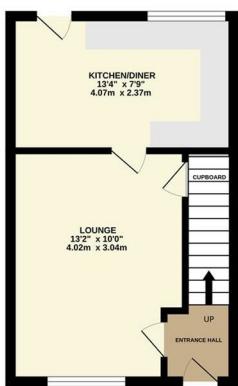
Bedroom 1 13'3" x 12'6" (4.05 x 3.83)

Bedroom 2 8'5" x 6'10" (2.58 x 2.10)

Bathroom 6'1" x 5'4" (1.86 x 1.65)

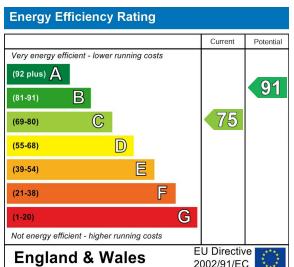
GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.

1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



Energy Efficiency Graph

Tenure: Freehold



TOTAL FLOOR AREA: 530 sq.ft. (49.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and other items are approximate. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser should make an independent check of all measurements and areas. The vendor has not been tested and can give no guarantee as to the accuracy of these measurements. Made with Metropix 2020.

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

