



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 Park Avenue

Offers Over £125,000

Withernsea, HU19 2JX



FOUR BEDROOM MID TERRACE WITH NO CHAIN!

This traditional four bedroom terrace house retains many of its original features and charm, offering a deceptive amount of living space with high ceilings throughout and providing plenty of room for a growing family! The property is very much original so would benefit from updating to bring it up to modern standards but has been priced to reflect this and would make a great project for any buyer looking to add their own creative stamp to a property. With gas central heating in place and with the majority of the windows being wooden frame. The accommodation comprises: entrance hall, lounge with bay window, central sitting/dining room, kitchen with walk-in pantry, rear entrance lobby with storage and ground floor WC, to the first floor is a full width front facing bedroom, three further bedrooms and a bathroom. To the rear is a south facing garden with a traditional outbuilding offering a workshop space. Situated within a short walk to the centre of town and with a play park at the bottom of the street. Offered to the market with no onward chain and available to view via appointment only.





Entrance Hall

A traditional wooden front entrance door with lead surround and decorative glass panelling enters into the property's large hallway with stairs rising to the first floor landing. With access through to the lounge and sitting/dining room, with a radiator and with traditional corbels to the ceiling.

Lounge 14'3" x 13'1" (4.35 x 4.00)

A large front facing wooden bay window provides lots of natural light into this spacious living room, with a tall ceiling with traditional cornice in place. With a tiled fireplace and radiator.

Sitting/Dining Room 16'8" x 15'5" (5.10 x 4.70)

A good size central reception room providing an additional living/dining space leading onto the kitchen, with a square bay window to the rear aspect, period fireplace, radiator, ceiling cornice and access to the under-stairs-storage cupboard.

Kitchen 11'11" x 11'1" (3.65 x 3.40)

The kitchen, although in need of modernising, would suit anyone wanting to create their own dream kitchen from scratch. A sizable pantry can be found to the rear of the kitchen providing lots of storage space as well as the

original built-in cupboards. With a wooden sash window to the side aspect, quarry tiled flooring, sink with drainer, radiator, space for a free standing cooker and plumbing for a washing machine and dishwasher.

Rear Lobby/WC

A lobby at the rear of the property allows access to the garden and adjoining this is a ground floor WC and useful storage cupboard.

Bedroom One 20'8" x 13'1" (6.30 x 4.00)

Very spacious principal bedroom spanning the full width of the property with two front facing windows, radiator, cornice, decorative fireplace and a built-in alcove storage cupboard.

Bedroom Two 13'7" x 12'3" (4.15 x 3.75)

Rear facing double bedroom with a uPVC window, radiator, traditional fireplace and alcove cupboard.

Bedroom Three 12'5" x 11'1" (3.80 x 3.40)

Third double bedroom with a rear facing uPVC bay window, corner fireplace and radiator.

Bedroom Four 7'10" x 7'0" (2.40 x 2.15)

Single bedroom with a side facing window and radiator.

Bathroom

Three piece bathroom suite comprising of a WC, pedestal basin and bath with mains fed shower above. With tiled splash backs and an obscured glass window.

Garden

To the rear of the property is a south facing garden, mostly laid to lawn with a paved seating area and at the bottom of the garden is a traditional slate roof outbuilding (2.80m x 3.20m) with chimney offering potential workshop space or conversion to a summerhouse etc. Pedestrian access leads behind the right hand side properties and leads back to the roadside via a gated alleyway.

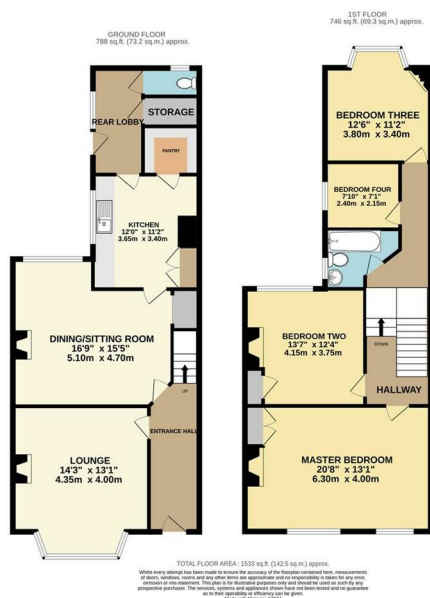
To the front of the property is a planted garden with a path to the front entrance door.

AGENT NOTES

Parking: there is no off street parking at this property.

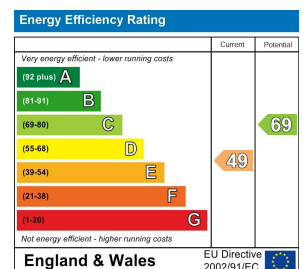
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Heating/Hot water: the heating system at this property is a gas combi-boiler.



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax band C

From our office head south on Queen Street, through the traffic lights and turn right onto Park Avenue where this property is one of the first on the left hand side.

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