



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



73 Beaconsfield

£160,000

Withernsea, HU19 2EW



A well presented three bedroom semi-detached home, occupying a pleasant position on the western edge of the town, adjoining the local football fields to the rear so as not to be overlooked.

Finished to a high standard throughout, this attractive home is ideal for young families moving up the property ladder, or buyers simply looking for a property that is ready to move straight into and enjoy.

The ground floor offers a practical and sociable layout, with a modern fitted kitchen diner complete with integrated appliances, while double doors open through to the living room, creating a more open and connected feel that works well for both everyday living and entertaining.

Outside, off street parking is well catered for via a side driveway, which continues through to a brick built garage at the rear. The enclosed rear garden is of a good size, mainly laid to lawn with planted borders, providing an ideal outdoor space for children to play or somewhere to relax on warmer days.

To the first floor are three well proportioned bedrooms, all benefitting from fitted wardrobes, while the shower room has been tastefully updated with a contemporary finish.

Located within easy walking distance of local schools, this is a home that combines a sought after setting with move-in-ready presentation, making it one that is sure to attract strong interest.





A front garden and side driveway provide off street parking for multiple vehicles, with the driveway continuing through to a brick built garage at the rear.

A gate opens into the fully enclosed rear garden, which is mainly laid to lawn with planted borders, creating a pleasant and private outdoor space.

Entering through the front entrance porch, there is useful space for shoes and coats before opening into the lounge, which spans the front of the home. This comfortable reception room features a central fireplace with gas fire, while stairs rise to the first floor landing.

Double doors open through to the kitchen diner, creating a sociable layout between the two rooms. The kitchen is fitted with modern cream gloss units and complementing worktops, with a range of integrated appliances including a

double oven, microwave, fridge freezer and washing machine neatly built in. French doors open onto the rear garden, while a side entrance door gives access from the driveway.

To the first floor, the landing benefits from a useful built-in storage cupboard and gives access to two double bedrooms and a good size single bedroom, all of which feature fitted wardrobes.

Completing the first floor is the shower room, fitted with a modern suite, including a large shower cubicle, vanity wash basin and concealed cistern WC.

Lounge 17'5" x 11'11" (5.32 x 3.65)

Kitchen/Diner 17'5" x 11'7" (5.32 x 3.54)

Bedroom 1 10'9" x 9'8" (3.30 x 2.95)

Bedroom 2 10'9" x 9'8" (3.30 x 2.95)

Bedroom 3 7'10" x 7'5" (2.41 x 2.28)

Bathroom 7'4" x 5'6" (2.25 x 1.69)

Agent Note

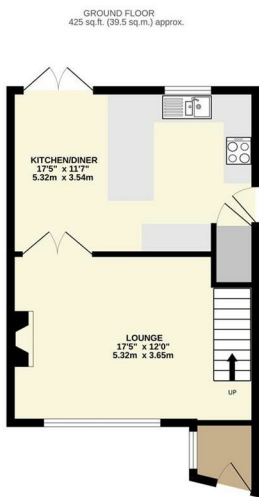
Parking: off street parking is available with this property via shared driveway and garage.

Heating & Hot Water: both are provided by a gas fired boiler.

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

Council tax band B.

The property is connected to mains gas and mains drainage services.



TOTAL FLOOR AREA: 838 sq.ft. (77.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, doors and any other items are approximate and their responsibility is taken by any owner, developer or sub-contractor. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Bluebeam®.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	77
EU Directive 2002/91/EC			

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.

