



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 The Old Woodyard

Offers Over £135,000

Withernsea, HU19 2GY



We are pleased to offer this low-maintenance one-bedroom end-terrace bungalow, recently built and ideally located close to the town centre, providing easy access to a wide range of shops and local amenities.

The property is situated on a small pedestrianised terrace of bungalows just off Railway Crescent, offering a convenient yet tucked-away setting.

The well-designed accommodation is compact and thoughtfully arranged, comprising a modern fitted Howdens kitchen open plan to the living area. The kitchen includes an integrated fridge freezer, oven (only one year old) and washing machine, all supplied by Howdens when the kitchen was fitted. The living space leads through to a double bedroom with fitted Howdens wardrobes and a modern wetroom-style shower room.

The property has been designed to be disability friendly, featuring a wetroom, accessible door frames, and accessible plug sockets throughout. To the front of the property there is a designated parking space exclusively for the bungalow, located directly in front of the home to allow easy access for disabled residents.

The bedroom is generously sized and could easily be reconfigured into two bedrooms, mirroring the layout of other bungalows within the development, subject to any necessary approvals.





The open plan living and dining area is entered from the front of the property and forms the main living space of the bungalow. This bright and well-designed area incorporates a modern Howdens fitted kitchen with a range of units and work surfaces. The kitchen also benefits from an integrated fridge freezer, washing machine, and oven supplied by Howdens when the kitchen was installed, with the oven being only one year old. The living area provides ample space for seating and everyday living.

The property has been designed to be disability friendly, featuring accessible door frames and plug socket heights throughout, along with a modern wetroom-style shower room, offering practical and convenient living.

The property comprises a comfortable, spacious double bedroom positioned to the rear of the property, offering space for bedroom furniture and views towards the rear decking area. The

bedroom benefits from fitted Howdens wardrobes and is generously sized, allowing the potential to be reconfigured into two bedrooms, similar to other bungalows within the development (subject to any necessary approvals).

There is also a modern wetroom-style shower room fitted with a suite comprising a level-access shower, wash hand basin and WC.

To the front of the property there is a paved frontage providing a useful outdoor space, ideal for seating or displaying plant pots and container gardening. The bungalow also benefits from a designated parking space directly in front of the property, reserved exclusively for this bungalow, allowing easy and convenient access for disabled residents or visitors.

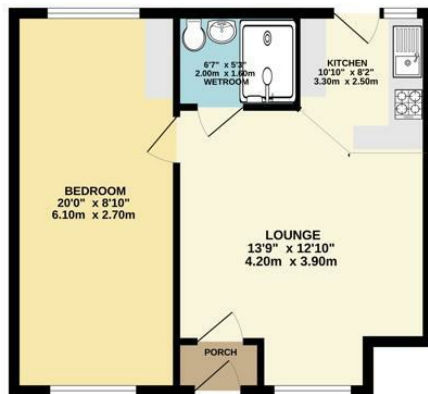
To the rear, there is a decked seating area offering a low-maintenance outdoor space, perfect for relaxing or outdoor dining.

- Lounge 13'9" x 12'9" (4.2m x 3.9m)**
- Kitchen 10'9" x 8'2" (3.3m x 2.5m)**
- Bedroom 20'0" x 8'10" (6.1m x 2.7m)**
- Wetroom 6'6" x 5'2" (2m x 1.6m)**

AGENT NOTES

Parking: off street parking available.
 Heating & Hot Water: both are provided by 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.
 Council tax band A.
 The property is connected to mains gas and mains drainage.

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

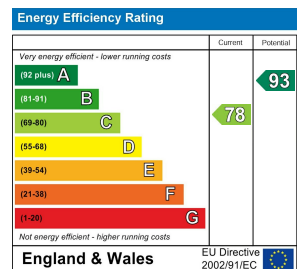


TOTAL FLOOR AREA: 457 sq.ft. (42.5 sq.m.) approx.



Energy Efficiency Graph

Tenure: Freehold



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.

