



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



10 High Brighton Street

Asking Price £129,950

Withernsea, HU19 2HL



FIVE BEDROOM THREE STOREY TERRACE HOUSE CLOSE TO THE PROMENADE AND IDEAL FOR A GROWING FAMILY!

Located just a Stones throw from the beach is this traditional terrace house, laid out across three floors with well proportioned rooms with tall ceilings that provide a great sense of space and offers the ideal choice for any growing family's needs. Having been updated by the current owners including with a recently updated kitchen, this spacious three storey property comprises: porch, entrance hall, lounge, sitting room, dining room, open plan fitted rear kitchen, rear entrance lobby/store room and a south facing rear garden, with decking and artificial lawn for ease of maintenance, to the first floor are three bedrooms and a bathroom with a further two bedrooms to the second floor. This property must be seen to appreciate the sheer size that his property has to offer, contact our office today to arrange a viewing.





Hallway

A uPVC door opens to the hallway front an internal entrance porch, with stairs rising to the first floor landing, laminate flooring and a radiator.

Lounge 13'1" x 12'5" (4.00 x 3.80)

Front facing living room with a uPVC window, radiator, laminate flooring and a fireplace with electric fire.

Sitting Room 12'11" x 10'4" (3.95 x 3.15)

With vinyl flooring, radiator and a rear facing uPVC window.

Dining Room 13'11" x 10'7" (4.25 x 3.25)

Open plan to the kitchen with laminate flooring, radiator and a side facing uPVC window.

Kitchen 12'3" x 10'5" (3.75 x 3.20)

Newly fitted kitchen fitted with a range of grey shaker style units with wooden butcher block worktops and splash backs, fitted with a 1.5 bowl stainless steel sink and drained with mixer tap, provisions for a range cooker with extraction hood and glass backsplash, plumbing for a washing machine, space for a fridge freezer, radiator, laminate flooring, side facing uPVC window and a glazed door to the rear utility room.

Utility/Rear Lobby 6'6" x 10'5" (2.00 x 3.20)

Useful storage space with access out onto the rear garden.

Landing

Stairs rise and turn onto the landing continuing up to the second floor.

Bedroom One 12'11" x 16'0" (3.95 x 4.90)

Front facing double bedroom with two uPVC windows and a radiator.

Bedroom Two 13'1" x 10'5" (4.00 x 3.20)

Rear facing double bedroom with uPVC window, radiator and decorative fireplace.

Bedroom Three 6'2" x 10'9" (1.90 x 3.30)

Rear facing single bedroom with uPVC window, radiator and cupboard housing the gas combi-boiler.

Bathroom 7'2" x 7'2" (2.20 x 2.20)

Three piece bathroom suite comprising of a bath, basin and WC, with uPVC window, tiled walls, vinyl flooring and radiator.

Bedroom Four 12'9" x 16'4" max (3.90 x 5.00 max)

Second floor double bedroom with a uPVC front facing dormer window and radiator.

Bedroom Five 9'10" x 10'7" (3.00 x 3.25)

Rear facing bedroom with a recently installed dormer window and radiator.

Garden

To the front of the property is an enclosed paved front garden with a gate and path to the front door, to the rear is a further enclosed south facing garden, laid to lawn with decking and paved patio area to capture the sun all day.

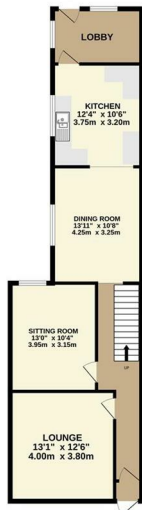
Agent note

Parking: there is no off street parking is available with this property.

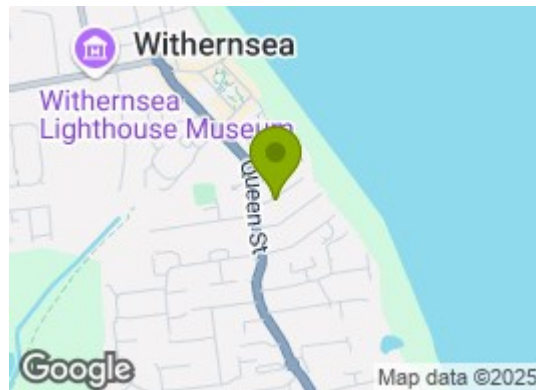
Heating & Hot Water: both are provided by a gas fired boiler.

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.

GROUND FLOOR
PRE 10/11 (2017 sq.m.) approx.

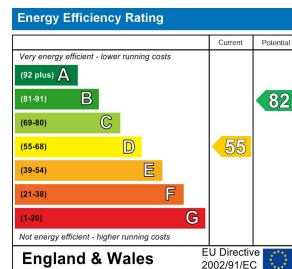


TOTAL FLOOR AREA: 1854 sq.m. (2017 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for errors or omissions. The agent does not warrant the accuracy of the floor plan and the buyer should verify the accuracy of the floor plan by inspection. The agent does not warrant the accuracy of the floor plan and the buyer should verify the accuracy of the floor plan by inspection. The agent does not warrant the accuracy of the floor plan and the buyer should verify the accuracy of the floor plan by inspection.



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

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

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.