



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



66 Hull Road

£235,000

WITHERNSEA HU19 2EG



ARE YOU LOOKING FOR A SPACIOUS FAMILY HOME BY THE SEA?

This deceptively spacious four bedroom semi-detached dormer bungalow is located within a short distance of the local schools and town centre, well presented throughout and offering a fantastic amount living space for any growing family's needs! With gas central heating and uPVC glazing throughout, the accommodation briefly comprises: hallway, two reception rooms, ensuite master bedroom, additional ground floor bedroom, family bathroom, spacious open plan kitchen diner/day room with log burner leading to a separate utility room with WC, to the first floor are two further bedrooms, a shower room, two useable storage rooms and a loft room that is currently used as a cinema room (reduced head height). Outside the property sits a generously sized plot with a private driveway to the front of the property along with an extensive vegetable plot, to the rear is a lawned garden with brick built garage that has been converted to a summerhouse/home gym. Viewing is recommended to appreciate the size and quality of accommodation on offer. Make your appointment today!





Lobby

Timber front entrance door with leaded glass detail opens into lobby with original style black and white tiled flooring.

Hallway

A glazed door opens into a central hallway offering access to ground floor accommodation. With laminate flooring, two central heating radiators, two ceiling lights, stairs leading to first floor and useful walk-in cloakroom with ceiling light providing useful space for coats/shoes.

Lounge

11'10" x 11'8" (3.62 x 3.58)

Spacious carpeted lounge with uPVC bay window to front aspect, feature fireplace with log burner and granite hearth, built-in cupboards and shelving, coving, picture rails, central heating radiator and ceiling light.

Sitting Room

11'9" x 11'9" (3.60 x 3.60)

Second reception room, currently used as a music room, with carpeted flooring, uPVC bay window to front aspect, coving, central heating radiator and ceiling light.

Bedroom One

17'3" x 11'9" to alcove (5.27 x 3.60 to alcove)

Downstairs master bedroom with ensuite bathroom, built in wardrobes, laminate flooring, downlights, ceiling light and uPVC French doors leading to patio.

Ensuite

5'6" x 5'6" (1.70 x 1.70)

Ensuite bathroom comprises quadrant shower enclosure, pedestal hand wash basin, low level WC, downlights, extractor fan and travertine tiled walls and flooring.

Bedroom Two

11'9" x 11'9" (3.60 x 3.60)

Second downstairs bedroom, fully carpeted, with uPVC window to the side, radiator and ceiling light.

Bathroom

8'5" x 6'3" (2.57 x 1.91)

Well proportioned family bathroom to the ground floor fitted with a feature roll top bath with mixer shower attachment, low level WC, pedestal wash hand basin, travertine tiles to floor and two walls, ceiling spotlights, extractor fan and a feature glass block frosted internal window.

Kitchen Diner / Day Room

21'11" x 12'2" (6.70 x 3.73)

Open plan kitchen offering ample storage with navy coloured base and wall units with complementing wooden worktops and wooden shelving, Belfast double sink, built-in gas hob with extractor hood, built-in oven/grill, space for fridge freezer, space dining table and chairs. Wooden parquet flooring, mosaic tiled splashback, ceiling spotlights and pendant light, two radiators and uPVC window to side aspect.

To the bottom of the kitchen is a cosy snug area with a exposed brick chimney breast, log burner and space for a small sofa. uPVC French doors leading to patio area and internal wooden door to utility room.

Utility Room with WC

8'11" x 6'4" max (2.72 x 1.94 max)

Useful utility space housing wall mounted boiler, range of base and wall wood effect cupboards, plumbing for washing machine and tumble dryer, with tiled flooring, uPVC window to rear aspect and single uPVC door to the side. Leading off the utility is the WC.

Landing

Carpeted stairs leading to first floor landing providing access to first floor accommodation. Oak effect balustrade and handrails, useful top of the stair storage area, ceiling spotlights.

Shower Room

6'6" x 4'3" (2.00 x 1.30)

First floor shower room comprising shower cubicle with mains fed shower, low level WC and pedestal hand wash basin with tiled shower splash back, vinyl tile effect flooring, extractor fan and ceiling spotlights.

Bedroom Three

8'6" x 10'2" (2.61 x 3.12)

Double bedroom with uPVC window to the front aspect, central heating radiator, ceiling light and built-in shelving.

Bedroom Four

12'9" x 11'4" (3.90 x 3.47)

Double bedroom with velux window to side aspect, central heating radiator, ceiling light, power sockets and useful walk-in storage room.

Loft Space/Cinema Room

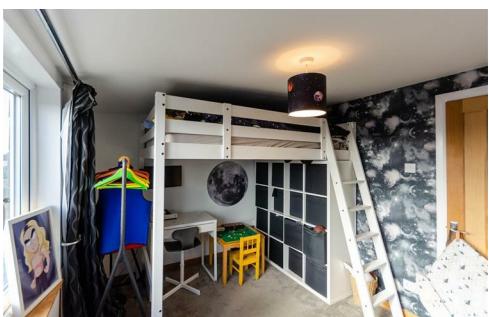
Loft space with restricted head height that is currently used by the current owners as a cinema room. With ceiling spotlights, central heating radiator and velux to rear aspect. Leading off this space is a useful walk-in cupboard with ceiling spotlights and providing plenty of storage space.

Agent Note: we do not have information to clarify if this space was included in the building regulation approval granted for the loft conversion.

Garden

To the rear of the property there is a generous garden, enclosed to all sides and mostly laid to lawn, with paved patio area stepping out from the kitchen doors, with plenty of mature shrubbery and border trees, a brick built Summerhouse/home gym and outside kitchen area.

The front of the property is a planted garden, landscaped with four large vegetable plots and beside this is a block paved side driveway providing off street parking for multiple cars. Gated access leads down the side of the property through to the rear garden.

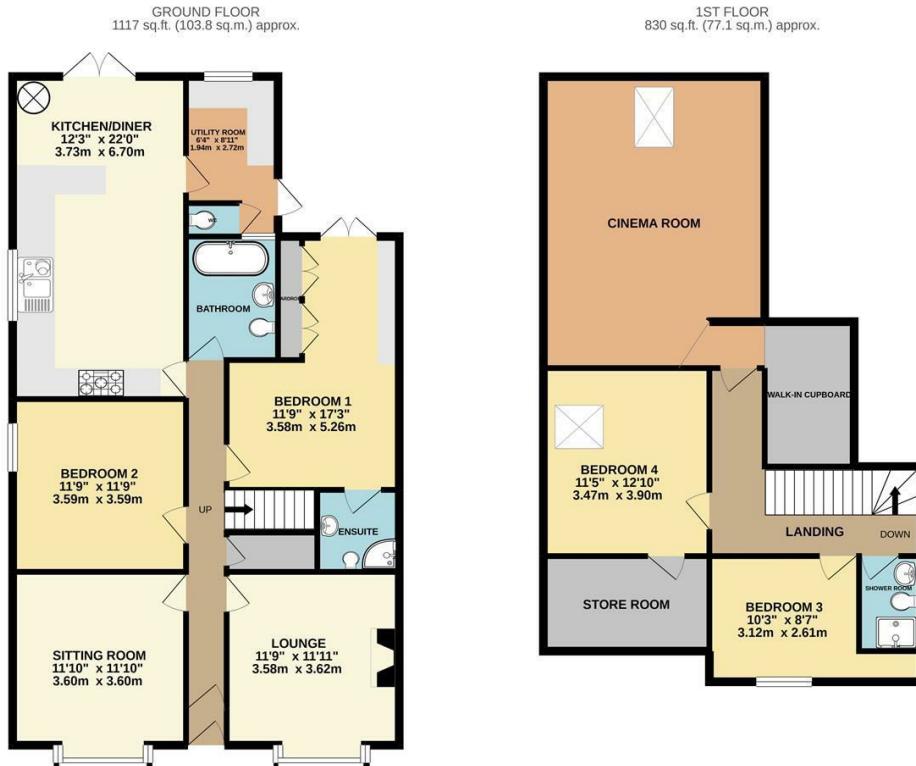




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TOTAL FLOOR AREA - 1946 sq ft. (180.9 sq.m.) APPROX
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operational efficiency can be given.
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Directions

From our office head north on Queen Street and turn left at the mini-roundabout, continue past the lighthouse and the property is on the right hand side after the schools, clearly marked by our for sale sign.

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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