Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



30 Hull Road

Asking Price £143,000

Withernsea, HU19 2DZ

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Refurbished four bedroom period terrace house offering a huge amount of living space, with three reception rooms, four bedrooms and high ceilings that further accentuate the excellent sense of space throughout. Neutrally finished throughout, the property combines period character with a fresh and contemporary finish, making it a versatile home for a larger family or anyone simply wanting plenty of room to spread out.

Offered to the market with no chain involved, the property is ideally situated just minutes from the town centre, beach and local schools. This convenient location, combined with the generous accommodation, makes this an ideal home for a larger family, those needing space for guests or anyone looking for a property with plenty of flexibility.

Outside, the rear garden provides a good-sized enclosed space, with a lawned area, fenced boundaries and an elevated patio area at the bottom providing a pleasant spot to catch the sun.

Properties offering this combination of accommodation and flexibility are not always easy to find, with the three reception rooms providing plenty of options for family living, dining, entertaining or working from home. With its period character, generous proportions and convenient location, this is a substantial family home that offers considerably more than a typical terrace property.











A small front yard area gives access to the front entrance door, which opens into a long hallway. The hallway features a period staircase leading to the first floor, together with traditional cornicing and decorative corbels which add character to the entrance.

The lounge faces the front of the property and benefits from a large south-facing bay window, providing plenty of natural light. A decorative fireplace provides an attractive focal point to the room.

The second reception room provides a more formal dining space, although it could equally be used as a second living room depending on individual requirements. A window overlooks the rear of the property.

Continuing through the ground floor is a useful breakfast room, featuring a bay window and chimney alcove storage cupboard. This leads through into the kitchen, which is well appointed with a contemporary grey gloss fitted kitchen complemented by white worktops. Built-in appliances include an electric double oven and hob, while a door provides access to the rear.

Leading on from the kitchen is a small utility space with provision for a washing machine, which in turn gives access to the ground floor shower room. The shower room is fitted with a large shower cubicle.

Upstairs, the staircase leads to a large central landing area providing access to four bedrooms and the family bathroom. There are three double bedrooms together with a further single bedroom, offering a good range of accommodation for family members, guests or other uses.

To the rear is an enclosed hardstanding area immediately behind the property, with a gate opening through to the main garden. The garden is laid predominantly to lawn with fenced boundaries and benefits from an elevated seating area at the far end, providing a pleasant space to sit and enjoy the sun.

Please note that there is a right of way across the garden providing access for neighbouring properties, while a shared pathway leads around to the roadside and provides additional access.

Lounge 13'7" x 12'7" (4.15 x 3.84)

Dining Room 12'5" x 11'10" (3.80 x 3.61)

Breakfast Room 12'5" x 10'11" (3.80 x 3.35)

Kitchen 13'6" x 8'4" (4.13 x 2.55)

Utility 5'4" x 4'3" (1.65 x 1.31)

Bathroom 8'8" x 5'5" (2.65 x 1.66)

Bedroom 1 12'10" x 11'1" (3.92 x 3.38)

Bedroom 2 12'5" x 11'10" (3.80 x 3.62)

Bedroom 3 9'4" x 8'4" (2.87 x 2.55)

Bedroom 4 9'7" x 6'6" (2.93 x 2.00)

Family Bathroom 12'5" x 4'3" (3.80 x 1.30)

Agent Note

Parking: off street parking is not available with this property, on street parking no permit required.

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

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

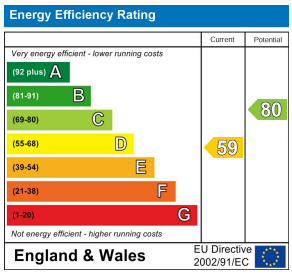
Council tax band A.

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





Energy Efficiency Graph



Tenure: Freehold

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