



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



21 The Glade

£165,000

Withernsea, HU19 2ET



Contemporary styled two-bedroom semi-detached bungalow having been updated since new with a rear conservatory extension, finished in neutral tones throughout to a high standard along with oak internal doors, modern fitted kitchen and shower room, along with anthracite grey painted windows and doors providing plenty of kerb appeal. Built in 2013 with all mod cons the accommodation briefly comprises: hallway, gloss fitted kitchen, two bedrooms, updated shower room and a lounge diner leading onto the conservatory at the rear, externally is a side driveway for off street parking leading to a brick built garage, to the rear is a good size garden that has been gravelled for ease of maintenance. This property is a great example for anyone looking for a low maintenance bungalow that is ready to move straight into and really must be seen to be fully appreciated.





Hall

A level access front entrance door opens to a central hallway with oak internal doors leading off to all rooms. With laminate flooring, radiator, loft access, airing cupboard and further shoe/coat cupboard.

Kitchen 9'8" x 9'2" (2.95 x 2.80)

Modern white gloss fitted kitchen units with contrasting granite effect worktops and splash backs, fitted with an electric oven and hob, composite sink and drainer with mixer tap, plumbing for a washing machine and space for an under counter fridge. With wooded effect vinyl flooring, radiator, cupboard housing the gas fired boiler and with a uPVC window to the front elevation.

Lounge Diner 18'4" x 10'11" (5.60 x 3.35)

Spacious reception room with uPVC French doors opening to the rear conservatory, laminate flooring and two radiators.

Conservatory

Of uPVC construction under a glass roof with access out to the rear garden and an electric wall heater.

Shower Room 7'2" x 5'10" (2.20 x 1.80)

Updated shower room fitted with a large shower cubicle with mains fed dual shower, combined vanity basin and concealed cistern WC, panelled walls, vinyl flooring, towel radiator, storage cabinet and a uPVC window.

Bedroom One 12'7" x 10'2" (3.85 x 3.10)

Rear facing double bedroom with uPVC window, radiator and laminate flooring.

Bedroom Two 8'2" x 8'2" (2.50 x 2.50)

Front facing bedroom with uPVC window, laminate flooring and radiator.

Garden & Garage

A paved pathway provides a level access to the

front entrance door with a hard standing driveway leading beside the property to give access to a brick built garage with up and over door, providing off street parking and useful external storage space. A gate opens through to a good size rear garden, enclosed by fenced boundaries to all sides, being mostly gravelled for ease of maintenance but with an elevated paved patio area.

Agent Note

Parking: off street parking is available with this property.

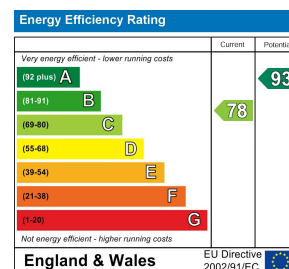
Heating & Hot Water: both are provided by a gas fired boiler.

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.



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

The property is connected to mains drainage and mains gas.

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.

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