



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 41 Hull Road

Withernsea, HU19 2DY

Offers In The Region Of  
**£149,995**



A substantial four bedroom mid terrace house offering huge amounts of living space and being centrally located within a short distance of the town centre, sea front and local schools; making this sizeable home the ideal choice for any large family or those looking for a large home on the coast with plenty of space for visiting friends and relatives. With uPVC glazing and gas central heating in place the property comprises: hallway, ground floor shower room, lounge, open plan dining room and a modern fitted kitchen, to the first floor are three double bedrooms, fourth single bedrooms and a bathroom, with a low maintenance hard standing garden at the rear with a brick built garage with vehicular access for parking if desired or providing a useful workshop space. Only by internal inspection can the scale of the accommodation on offer be fully appreciated, contact our office today to arrange to view.





**Entrance Hall 13'9" x 6'2" (4.20 x 1.90)**

Glazed wooden double doors open to an internal porch which leads into the entrance hall, where a spindled staircase rises and turns to the first floor landing, with laminate flooring and a radiator.

**Shower Room 8'6" x 6'2" (2.60 x 1.90)**

Useful ground floor shower room fitted with a three piece suite comprising of a shower cubicle with electric shower unit, vanity basin and WC. With tiled flooring and majority tiled walls, radiator and a rear facing uPVC window.

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

Spacious living with a large uPVC glazed bay window to the front aspect, fireplace housing a gas fire, radiator and laminate flooring.

**Dining Room 13'1" x 13'1" (4.00 x 4.00)**

Central reception room being open plan to the lounge and kitchen creating a free flowing ground floor layout with a rear facing uPVC window, radiator, laminate flooring and built-in shelved storage cupboard.

**Kitchen 10'7" x 9'10" (3.25 x 3.00)**

White white fitted units to the base and walls with

complementing worksurfaces and matching splash backs, housing a 1.5 bowl stainless steel sink with drainer and mixer tap, range cooker with extraction hood, plumbing for a washing machine and space for a fridge freezer. With laminate flooring, a rear facing uPVC window and door to the garden.

**Landing**

Stairs rise onto a long central landing with loft access.

**Bedroom One 14'11" x 9'10" (4.55 x 3.00)**

Front facing double bedroom with a uPVC window, radiator and built-in storage cupboards.

**Bedroom Two 13'1" x 10'11" (4.00 x 3.35)**

Second double bedroom with fitted storage, radiator and uPVC window.

**Bedroom Three 9'10" x 9'10" (3.00 x 3.00)**

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

**Bedroom Four 9'4" x 8'4" (2.85 x 2.55)**

Single bedroom with a front facing uPVC window and radiator.

**Bathroom 6'6" x 5'6" (2.00 x 1.70)**

White three piece bathroom suite comprising of a panelled bath, pedestal basin and WC, with half tiled walls and a uPVC window.

**Garden**

To the rear of the property is a hard standing garden, enclosed to all sides by fenced boundaries with a gate opening to a vehicular access road running to the rear that provides off street parking via a large block built garage. With the garage having a vehicular door at the rear, uPVC windows, pedestrian door facing the garden and with power/lighting laid on to provide a useful workshop space if desired. To the front is a walled garden adjoining the roadside.

**Services**

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.  
 Services include mains gas, electric and drainage connections.



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">84</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Council tax band A.

From our office head North on Queen Street turning left at the mini-roundabout onto Hull Road where this property is on the left hand side after the junction with Lascelles Avenue and before reaching the Lighthouse.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

