



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 51 Hull Road

WITHERNSEA, HU19 2DY

Offers In The Region Of  
£149,950

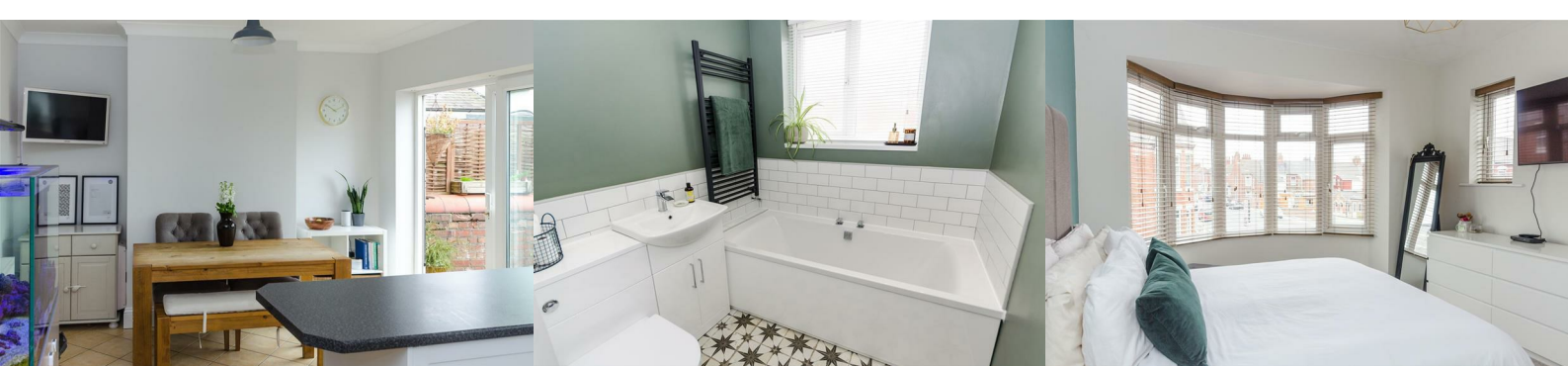


CONTEMPORARY STYLED THREE BEDROOM SEMI WITH A SOUTH FACING GARDEN!

This very well presented semi-detached property is located next to our town's iconic Lighthouse, within a short walk to the local schools, shops and sea front for added convenience. Having been tastefully upgraded by the current owners to a high standard and providing the ideal choice for any buyers looking for a home that is ready to move straight into and enjoy. With uPVC glazing and gas central heating throughout the accommodation comprises: open fronted porch, entrance hallway, spacious lounge and a kitchen diner leading across the rear, to the first floor are three good size bedrooms with a walk-in wardrobe to bedroom one and a stylish family bathroom. Outside is a courtyard garden at the front and to the rear is a fully enclosed south facing garden with raised patio and gate to a public area for parking. This stunning home must be seen to be fully appreciated, we don't expect it to hang around for long to contact us today to arrange a viewing to avoid disappointment.







### Entrance Hall

An open porch with original style tiled floor and half tiled walls leads into the entrance hall via a uPVC glazed front door where a spindled staircase with storage cupboard below rises to the first floor landing. With black and white checkered tiled flooring and a radiator.

### Lounge 12'9" x 17'0" into bay (3.90 x 5.20 into bay)

Spacious living room with a uPVC bay window to the front aspect and a further window to the side, radiator and with a modern recessed fireplace housing a living flame gas fire.

### Kitchen Diner 18'8" x 11'5" (5.70 x 3.50)

Kitchen diner running across the rear of the property fitted with pale grey kitchen units with under counter lights, black work surfaces and tiled splash backs. With an electric built-in oven, gas hob with extraction fan, space/plumbing for a washing machine, tumble dryer and vertical fridge freezer. Wall mounted gas combi-boiler, tiled flooring, radiator, recessed spotlights, uPVC window and sliding patio doors opening to the rear decked patio.

### Landing

Stairs lead onto the landing with access leading to all first floor rooms and with a loft hatch.

### Bedroom One 14'1" including w/r x 11'9" (4.30 including w/r x 3.60)

Double bedroom with a uPVC bay window to the front aspect and further window to the side, radiator and a walk-in wardrobe with fitted shelving and clothes rails.

### Bedroom Two 11'5" x 10'5" (3.50 x 3.20)

Second double bedroom with a rear facing uPVC window, radiator and built-in wardrobe.

### Bedroom Three 9'2" x 7'10" (2.80 x 2.40)

With a uPVC window to the rear and a radiator.

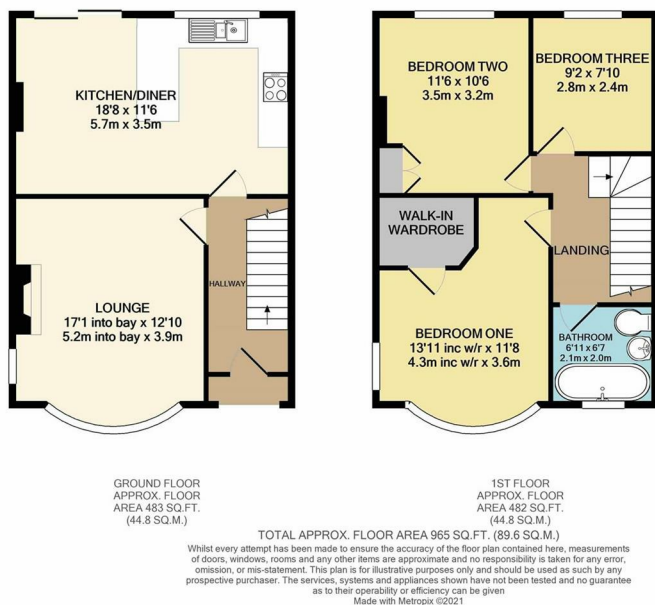
### Bathroom 6'10" x 6'6" (2.10 x 2.00)

Stylish bathroom fitted with a white three piece suite comprising of a doubled ended bath and a white gloss vanity unit housing a sink and WC with concealed cistern. Pattern tiled flooring and tiled splash backs, contemporary dark grey towel radiator and an obscured glazed uPVC window.

### Garden

To the front of the property is an enclosed courtyard garden with a decorative black and white tiled pathway to the front entrance door and with a walled boundary to the roadside.

To the rear of the property is a fully enclosed South facing garden, mostly laid to lawn and with a raised decked patio area stepping out from the kitchen doors. Enclosed by walled boundaries with a rear entrance gate and with a useful storage shed. The gate gives access to an area of council owned land that is available for public parking that our vendors park their cars on.



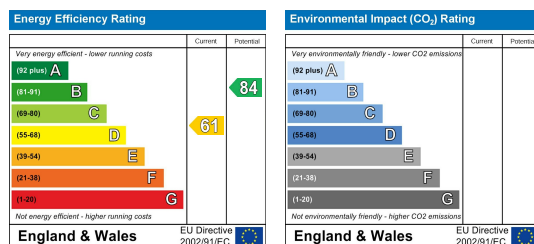
Council Tax band:A

**Directions:** This property is located next to Withernsea Lighthouse on Hull Road opposite the junction with Arthur Street.

## Area Map



## Energy Efficiency Graph



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 or give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

sales@goodwinfox.com, | rent@goodwinfox.com

