



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 34 Hull Road

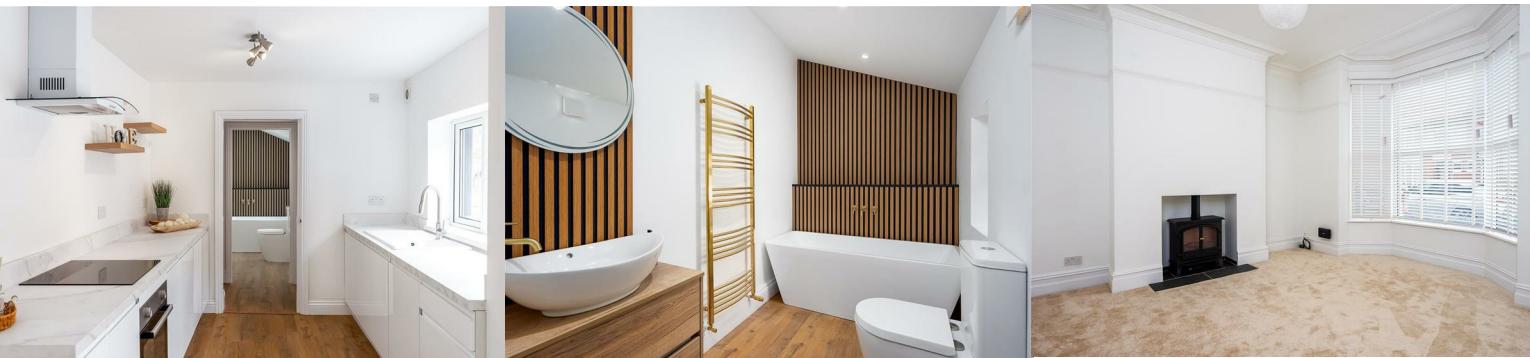
Withernsea, HU19 2DZ

Offers Over £165,000



### BEAUTIFULLY PRESENTED FULLY REFURBISHED FOUR BEDROOM HOUSE!

Offered to the market with vacant possession and no chain involved this stunning four bedroom terrace house, having recently undergone a full program of refurbishment ahead of sale to provide a great opportunity for any buyer looking for a stylish property that is ready to move straight into. Finished in neutral décor throughout, with a modern white gloss kitchen and a sophisticated on-trend bathroom and separate shower room. Offering plenty of living space provided by two reception rooms and four bedrooms, this is the ideal family home and is located just a short walk from the town centre, sea front and local schools. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, lounge, sitting room, newly fitted kitchen diner, utility lobby and ground floor bathroom, to the first floor are four bedrooms and a shower room, to the rear is a large garden, laid to lawn with external coal shed and hardstanding patio. Call our office today to arrange a viewing and see all this luxurious property has to offer!





### Entrance Hall

A uPVC front entrance door opens into a spacious hallway with spindled staircase rising to the first floor landing, radiator, laminate flooring and with period cornice with corbels.

### Lounge 13'7" x 12'7" (4.15 x 3.85)

Good size living room with a uPVC bay window to the front aspect, period cornice to the ceiling, radiator and an inglenook fireplace housing an electric stove.

### Sitting Room 12'5" x 11'9" (3.80 x 3.60)

Second reception room with a uPVC window to the rear aspect, period cornice, radiator and a modern inset electric flame effect fire.

### Kitchen 22'3" x 8'2" (6.80 x 2.50)

Newly fitted kitchen with modern white gloss units and complementing marbled effect worktops with matching upstands, composite white sink with pull out mixer tap, built-in electric cooker and hob with extraction hood. With laminate flooring throughout, two side facing uPVC windows, sliding patio doors to the rear garden, radiator and space for a kitchen table. Leading from the kitchen is a small lobby giving access to the bathroom and providing space/plumbing for a washing machine.

### Bathroom 9'10" x 5'4" (3.00 x 1.65)

Stylish ground floor bathroom fitted with a three piece suite comprising of a free standing bath with wall mounted gold taps, a counter top basin with matching gold tap and wooden vanity unit, WC, gold towel radiator, laminate flooring, side facing uPVC window and contemporary vertical slat feature walls.

### Landing

Split level landing with a spindled balustrade, loft access, radiator and a n original built-in storage cupboard.

### Bedroom One 12'5" x 11'9" (3.80 x 3.60)

Rear facing double bedroom with a uPVC window, radiator and fitted alcove cupboard.

### Bedroom Two 12'5" x 10'9" (3.80 x 3.30)

Front facing double bedroom with a uPVC window, radiator and decorative traditional fireplace.

### Bedroom Three 9'2" x 8'6" (2.80 x 2.60)

Rear facing bedroom with uPVC window, radiator and cupboard housing the gas combi-boiler.

### Bedroom Four 9'2" x 6'6" (2.80 x 2.00)

Facing single bedroom, ideal as a nursery or home office etc with a uPVC window and radiator.

### Shower Room 12'5" x 4'3" (3.80 x 1.30)

Modern shower room with black accent colours fitted with a large shower with dual shower head, floating vanity basin with gloss unit and a WC. With a black towel radiator, tiled splash backs and a side facing uPVC window.

### Garden

To the front of the property is a small gravelled yard with a low walled boundary to the roadside.

To the rear is a good size garden, mostly laid to lawn with a hard standing area adjoining the rear of the house with a brick built coal shed. Enclosed by a mixture of fenced and walled boundaries. A right of way leads across this rear garden for the neighbouring property.

### parking, broadband, heating

Parking: there is no 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.

GROUND FLOOR

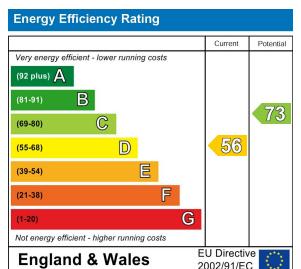


1ST FLOOR



### Energy Efficiency Graph

Tenure: Freehold



Council tax band: B

Services include mains gas, electric and drainage connections

From our office head north on Queen Street, turning left at the mini roundabout onto Hull Road where this property is on the right hand side opposite 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.

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