



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



21 Northfield

Withernsea, HU19 2BA

Offers Around £89,950



Good size mid terrace property with three bedrooms and additional loft space, finished in neutral tones throughout and offering plenty of space for a family and offering an ideal opportunity for a first time buyer or rental investment. Offered to the market with vacant possession and no chain, this accommodation comprises: hallway, lounge, fitted rear kitchen, three first floor bedrooms, bathroom and a fixed staircase to the loft space (no building regulation approval for this conversion), outside are gardens to the front and rear. With uPVC glazing and gas central heating throughout. Available to view now via appointment, contact our office to arrange this.





Hallway

A composite door opens to the hallway with stairs rising to the first floor landing.

Lounge 14'5" x 13'5" (4.40 x 4.10)

Good size living room with a uPVC window to the front aspect, radiator and a fireplace housing an electric fire.

Kitchen 15'10" max x 11'5" (4.85 max x 3.50)

Red gloss fitted kitchen with tiled splash backs and contrasting worktops, with a stainless steel sink and drainer with black mixer tap, provisions for a free standing cooker with extraction hood above, space for a washing machine and ample room for a kitchen table. With a radiator, uPVC window and door opening to the rear garden.

Landing

Stairs lead from the ground floor to the landing with a second staircase continuing to the loft space via bedroom three.

Bedroom One 14'5" x 11'9" (4.40 x 3.60)

Front facing double bedroom with uPVC window and radiator.

Bedroom Two 11'9" x 10'2" min (3.60 x 3.10 min)

Rear facing double bedroom with uPVC window, radiator and gas combi-boiler concealed in a cupboard.

Bedroom Three 11'5" x 5'10" (3.50 x 1.80)

Single bedroom with a uPVC window to the front aspect, radiator and stairs to the loft space.

Bathroom 5'2" x 7'6" (1.60 x 2.30)

White three piece bathroom suite comprising of a bath with shower attachment, pedestal basin and low level WC. With tiled splash walls, radiator and uPVC window.

Loft Space 10'5" x 17'8" (3.20 x 5.40)

A fixed staircase rises to the second floor loft space with velux window, radiator and eaves storage space. (Please note there is no building regulation approval for this conversion).

Garden

To the front of the property is an area of hard standing facing the roadside, this continues onto a laid to lawn garden with pathway to the front door with access continuing down a central alleyway that is shared with the neighbouring property. A gate opens through into an enclosed garden at the rear with a walled patio area stepping out from the kitchen door.



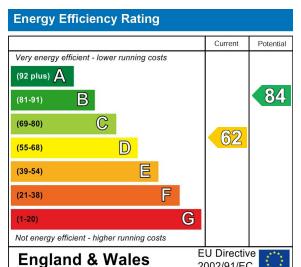
Whilst every care has been taken in the preparation of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax band A.

From our office head north on Queen Street, left at the roundabout and then right at the Lighthouse onto Arthur Street, stay on this until it merges with North Road and Northfield is located on the left hand side.

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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