



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 5 Pasture Close

£150,000

Withernsea, HU19 2EX



THREE BEDROOM SEMI- DETACHED HOUSE WITH NO CHAIN

We are pleased to offer to the market this three bedroom semi-detached house, located on a new build estate on the western edge of the town, within walking distance of the local schools and the town centre. With UPVC glazing and gas central heating throughout the accommodation comprises: entrance hall, ground floor WC, lounge, open plan kitchen diner across the rear with French doors to the garden, to the first floor are three bedrooms, one ensuite and the family bathroom, off street parking is provided by a side driveway leading to a garage. Only by internal inspection can this property be fully appreciated, call us today to arrange a viewing.





**Lounge 14'9" x 9'6" (4.5m x 2.9m)**

Through lounge with uPVC window to front aspect, central heating radiator and ceiling light.

**Kitchen 16'4" x 9'6" (5m x 2.9m)**

Open plan kitchen diner with a range of base and wall units with contrasting worktops, built-in electric oven, gas hob with extractor hood over, stainless steel sink with drainer and space for washing machine, dishwasher and fridge freezer. Space for dining table and chairs, central heating radiator, vinyl flooring, ceiling spotlights, under-stair-storage cupboard, uPVC window to rear aspect and uPVC patio doors leading to the garden.

**Downstairs WC 2'11" x 6'2" (0.9m x 1.9m)**

Downstairs toilet with low level WC, pedestal hand wash basin, central heating radiator, ceiling light and uPVC window with obscured glass to front aspect.

**Bathroom 5'10" x 5'6" (1.8m x 1.7m)**

Family bathroom comprising three piece suite: low level WC, pedestal hand wash basin, and panelled bath with mains fed shower over. Vinyl flooring and tiled splashbacks, central heating radiator, four ceiling spotlights, extractor fan and uPVC window with obscured glass to the rear.

**Bedroom One 9'10" x 7'2" (3m x 2.2m)**

Ensuite bedroom with uPVC window to rear aspect, ceiling light, and central heating radiator.

**Ensuite Shower**

Shower room leading from bedroom one fitted with a shower cubicle, basin and WC.

**Bedroom Two 9'10" x 8'10" (3m x 2.7m)**

Second double bedroom with uPVC window to front aspect, central heating radiator and ceiling light.

**Bedroom Three 7'2" x 6'10" (2.2m x 2.1m)**

With a uPVC window to front aspect, central heating radiator and ceiling light.

**Garden**

A well presented garden to the rear, mainly laid to lawn, with a small patio and fenced boundaries with a gate leading beside the garage to the front of the property where there is a side driveway providing off street parking.

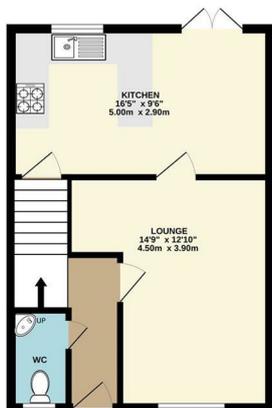
**AGENT NOTES**

Parking: off street parking is available with this property.

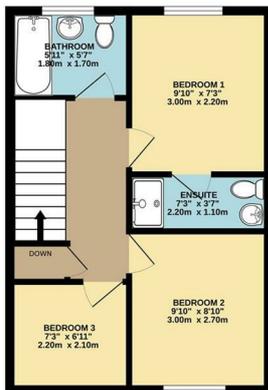
Heating & Hot Water: heating is provided by a gas fired boiler and water tank provides the hot water.

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  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA - 797 sq.ft. (74.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details 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, appliances and appliances shown have not been tested and the guarantee as to their operability or efficiency can only be given by the manufacturer.  
Made with MyPlan 2/2024



**Energy Efficiency Graph**

**Tenure: Freehold**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 90        |
| (81-91) B                                   |  | 75                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Council Tax Band B.

From our office head north on Queen Street, turn left onto Hull Road continuing past the Lighthouse and turn left at the mini-roundabout onto Carrs Meadow, follow this to the very end where Pasture Close is 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

