



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



30 Ryecroft Drive

Offers Over £179,950

Withernsea, HU19 2LX



Deceptively spacious three bedroom dormer bungalow with two reception rooms and a conservatory, providing plenty of living space that is coupled with a large driveway providing off street parking for 4 cars, making this property the ideal choice for any growing family. Well presented throughout allowing for a new owner to move straight into, with gas central heating in place and uPVC glazing throughout. The property comprises: hall, lounge, dining room, conservatory, fitted kitchen, ground floor bathroom and bedroom, to the first floor are two double bedrooms and a further shower room, outside is a driveway and garden to the front and at the rear is an enclosed garden with decked patio area and a converted garage with further lean-to outbuilding seating a hot tub that provides a great space for outdoor entertaining. Call us today to see all that this home has to offer!





Hall

A uPVC door opens into the hallway with a cupboard housing the gas combi-boiler, radiator and access through to the lounge.

Lounge 19'10" x 11'7" (6.05 x 3.55)

Good size living room with a staircase leading to the first floor landing with wooden balustrade, uPVC front facing window, radiator and a central fireplace housing a solid fuel stove.

Dining Room 9'10" x 11'5" (3.00 x 3.50)

Second reception room leading onto the kitchen providing a formal dining space, with uPVC patio doors facing the rear conservatory, radiator and laminate flooring.

Kitchen 11'11" x 8'8" (3.65 x 2.65)

Cream fitted shaker style kitchen units with complementing worktops and tiled splash backs housing a stainless steel sink with drainer and mixer tap, plumbing for a washing machine and dishwasher, space for an under counter fridge freezer and with space for a free standing gas fired range cooker. With laminate flooring, two uPVC windows and a uPVC door to the rear garden.

Conservatory 7'6" x 9'6" (2.30 x 2.90)

Recent addition of uPVC construction under a pitched roof with French doors to the rear and laminate flooring.

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

Ground floor bathroom comprising of a bath with mixer shower and glass screen, pedestal basin and WC, with wet wall panelling, radiator and uPVC window.

Bedroom Three 7'0" x 8'10" (2.15 x 2.70)

Ground floor bedroom with uPVC window, radiator and built-in cupboard.

Bedroom One 18'0" x 10'2" excl wardrobe (5.50 x 3.10 excl wardrobe)

Spacious double bedroom spanning the full width of the property with fitted wardrobes to one wall, a side facing uPVC window, skylight and radiator.

Bedroom Two 8'10" x 14'7" (2.70 x 4.45)

Second double bedroom with a rear facing uPVC dormer window, laminate flooring, radiator and fitted wardrobes to one wall.

Shower Room 13'11" x 5'6" (4.25 x 1.70)

Tiled shower room fitted with an alcove shower cubicle with mains fed shower, vanity unit with basin and concealed cistern, tiled effect laminate flooring, radiator and a uPVC window.

Garden

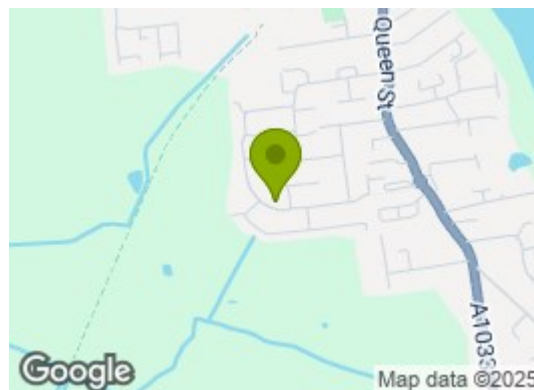
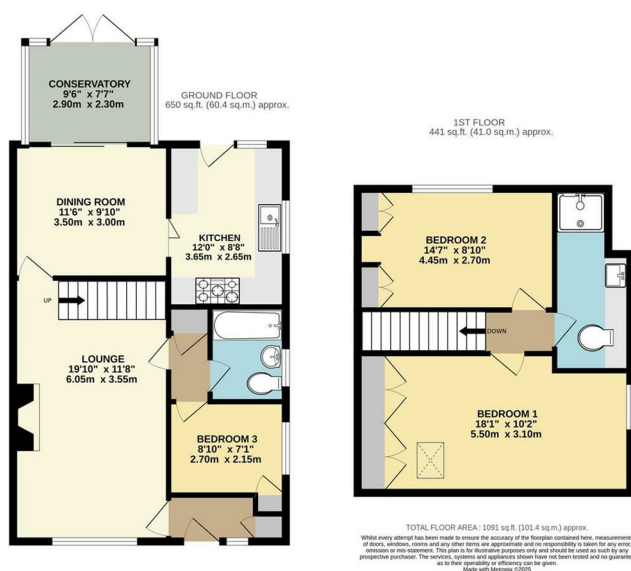
To the front of the property is a block paved driveway providing off street parking for 4 cars, with a laid to lawn section of garden and low walled boundary to the roadside. Double gates open through to the rear where there is a further laid to lawn garden with large decked patio area stepping out from the kitchen and conservatory doors. Seated within the rear garden is a converted garage (5.50m x 2.60m) providing useful storage space with power laid on. Attached to the rear of the garage is a wooden lean-to (4.15m x 2.70m) currently housing a hot tub with double doors and shuttered windows that open up to face the garden and provides a great space for outdoor entertaining.

Agent Note

Parking: 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.

The seller may consider selling the range cooker, plantation shutters and hot tub but these would be via separate negotiations and not included within the asking price.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

The property is connected to mains drainage and mains gas services.

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.