



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Noahs Wood Walk

£127,950

Withernsea, HU19 2BP



Offered to the market with no chain involved is this two bedroom detached house, built in 2016 and with one owner from new that has used it as a holiday home, located very close to the town centre for convenience and a short stroll to the sea front. Providing ideal accommodation for a young couple, holiday home or those looking for a low maintenance and affordable home by the sea, with uPVC glazing and gas central heating throughout the accommodation comprises: hallway, WC, kitchen with integrated appliances, lounge, two first floor bedrooms and bathroom, with a wrap around garden that faces South to catch the sun all day. Finished to a high standard throughout and remaining as good as new, call our office today to arrange an appointment to view this charming and energy efficient home today.





Hallway/WC

A level access uPVC door opens into the hallway with stairs leading to the first floor with a ground floor WC below, wood effect vinyl flooring and radiator.

Kitchen 9'6" x 6'6" (2.90 x 2.00)

Contemporary gloss fitted kitchen with built-in appliances to include an oven, gas hob, extraction hood, fridge/freezer and washing machine. With wood effect vinyl flooring, wall mounted boiler and a uPVC window and door to the rear garden.

Lounge 11'1" x 11'1" (3.40 x 3.40)

With uPVC French doors to the rear garden, uPVC window and radiator.

Bedroom One 11'1" x 11'5" reducing to 9'6" (3.40 x 3.50 reducing to 2.90)

Double bedroom with vaulted ceiling, radiator and front facing uPVC window.

Bedroom Two 10'2" x 6'6" (3.10 x 2.00)

With a uPVC window to the side aspect, further skylight and a radiator.

Bathroom 6'2" x 5'4" (1.90 x 1.65)

White bathroom suite comprising bath with shower, pedestal basin and WC, with tiled splash walls, vinyl flooring, radiator and uPVC window.

Garden

A shared pathway provides to a gate which opens through to this property, where steps lead to the front entrance door and a pathway leads to a small storage shed down the right hand side of the property, this pathway continues around the far side of the property where there is an enclosed paved patio area, south facing to catch the sun all day, with a laid to lawn section of garden and further shed.

Agent Note

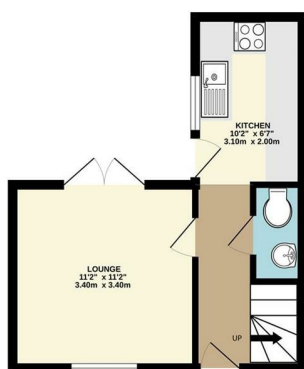
Parking: there is no off street parking is available with this property (on street parking nearby only).

Heating & Hot Water: both are provided by a gas fired boiler.

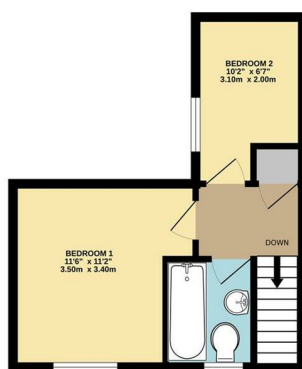
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The property is located next to a public house.

GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2025)



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		

Current: 74 Potential: 81

Council tax band A.

The property is connected to mains gas and mains drainages.

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.

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