



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



43 Highfield

£750 Per Month

Withernsea, HU19 2LJ



End of terrace house within a stones throw of Tesco and a short walk to the beach, benefitting from a private side driveway providing off street parking and a good size garden to the rear. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance hall, lounge with log burner, fitted kitchen with pantry and French doors to the rear, utility space and a further ground floor room at the rear, to the first floor are three bedrooms and a bathroom. Outside is a laid to lawn front garden with side driveway and at the rear is a fully enclosed garden, gravelled for ease of maintenance and with plenty of storage on offer via a shed, summerhouse and panelled garage. Having just undergone improvement works include décor and new floor coverings ready for a new tenant to move into, the property is vacant and available immediately.





Entrance Hall

A uPVC front entrance door leads into the hallway with stairs rising to the first floor with a built-in storage cupboard below, laminate and a radiator.

Lounge 10'7" x 13'5" (3.25 x 4.10)

Front facing living room with a uPVC window, radiator and a log burning stove with tiled hearth/surround.

Kitchen 11'3" x 10'5" excl pantry (3.45 x 3.20 excl pantry)

Dark wood fitted kitchen units with black work surfaces and tiled splash backs, fitted with a high level electric double oven, separate electric hob, stainless steel double sink with mixer tap and a wall mounted gas combi-boiler. With a useful shelved pantry cupboard, laminate flooring, radiator and with a uPVC window and French doors leading out to the rear.

Store Room 5'8" x 6'0" (1.75 x 1.85)

Useful store room with radiator and vinyl flooring. Currently providing space for a fridge freezer and shoes/coats etc.

Rear Lobby/Utility Space

With space/plumbing for a washing machine and vented tumble drying and with a uPVC door to the rear.

Study/Bedroom 4 9'10" x 7'8" (3.00 x 2.35)

Converted ground floor store room currently used as a bedroom with two uPVC windows, laminate flooring and a radiator. Please note there are no building regulation approval for the conversion works.

Landing

Stairs lead onto the landing with loft access.

Bedroom One 10'7" x 10'9" (3.25 x 3.30)

Front facing double bedroom with built-in storage cupboards/wardrobe and a radiator.

Bedroom Two 9'10" x 10'5" excl w/r (3.00 x 3.20 excl w/r)

Rear facing double bedroom with uPVC window, radiator and built-in wardrobe.

Bedroom Three 8'2" x 8'8" (2.50 x 2.65)

Single bedroom with a built-in cupboard, radiator and front facing uPVC window.

Bathroom 5'6" x 7'2" (1.70 x 2.20)

White three piece suite comprising panelled bath with mains shower attachment, pedestal basin and WC. Tiled splash walls, vinyl flooring, radiator and an obscured glass uPVC window.

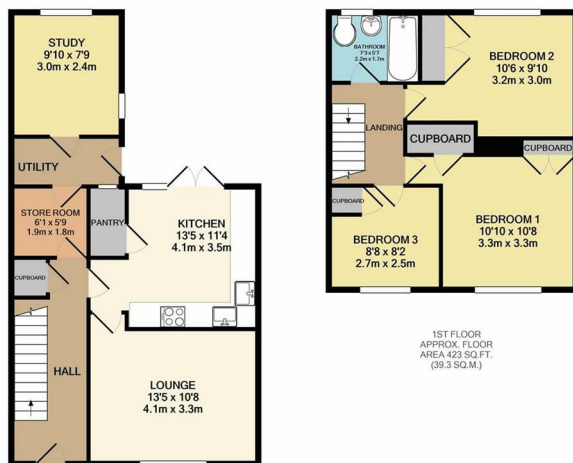
Garden

To the front of the property is a laid to lawn garden with hedge boundary to the roadside and a side driveway providing off street parking and vehicular access to a panelled garage (would require maintenance/replacement & is possibly asbestos). To the rear is a good size garden, gravelled for ease of maintenance, enclosed by fenced boundaries to all sides and benefitting from a storage shed and a Summer House that has power supplied.

Agents 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.



GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)

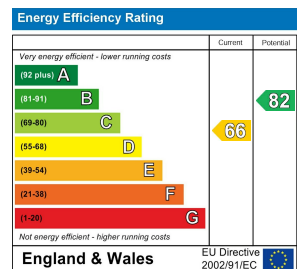
TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 (2021)



Energy Efficiency Graph

Tenure:



Council tax band A.

Highfield is located to the rear of Tesco Supermarket and the town's Golf Course. From our office head South on Queen Street, through the traffic lights and turn right after the zebra crossing onto Victoria Avenue, turn left at the end onto Highfield where this property is at the very end at the junction with Ryecroft Drive.

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.