



Waxholme Road Withernsea, HU19 2BT

A WELL PROPORTIONED END TERRACE HOUSE, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Situated close by to Withernsea's town centre and local amenities, and just a short walk to the beach, this house would be ideal for a first time buyer or an investor looking to add to their rental portfolio.

The house also benefits from partial sea views, front and rear gardens and a driveway for two cars.

The internal accommodation briefly comprises: Lounge, Kitchen, Bathroom, Rear Porch and Two Double Bedrooms.

Tenure: Freehold
EPC rating: E
Council tax band: A

Offers In The Region Of £119,950

Lounge

12'0" x 14'2" (3.67 x 4.32)

A sizeable living room with two front aspect windows with double radiator under, part dado railing to walls and laminate flooring.

Kitchen

12'0" x 12'3" (3.68 x 3.75)

Fitted with a variety of base and wall units, the good size and newly fitted kitchen comprises of a stainless steel sink and drainer, integrated oven and hob and space for washing machine.

The kitchen benefits from one radiator and external door leading to the side of the property.

Rear Porch/ Lobby

Off the kitchen is an inner hallway fitted with a storage cupboard which houses the gas combi-boiler. The rear porch has an external door leading out to the rear garden.

Bathroom

5'2" x 7'2" (1.60 x 2.20)

Complete with tiled walls and floor, one radiator and obscured UPVC window, the bathroom has the benefit of a three piece suite comprising of panelled bath with electric shower over, low level WC and pedestal hand wash basin.

Master Bedroom

12'3" x 12'3" (3.75 x 3.74)

A sizeable master bedroom with a built-in storage cupboard to

the chimney alcove, front aspect window, one double radiator and fully carpeted flooring.

Bedroom Two

9'3" x 12'2" (2.83 x 3.72)

A good sized double bedroom complete with one radiator, rear aspect window, loft access and fully carpeted flooring.

Rear Garden

To the rear of the property is a long and private mainly lawned garden, with mature planted borders.

Externally, there is also room for a greenhouse and garage.

Agent Notes

A pedestrian right of way leads over the driveway and rear of the property to give the neighbour pedestrian access into their rear garden.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as

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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- End of Terrace House
- Two Double Bedrooms
- Gas Central Heating

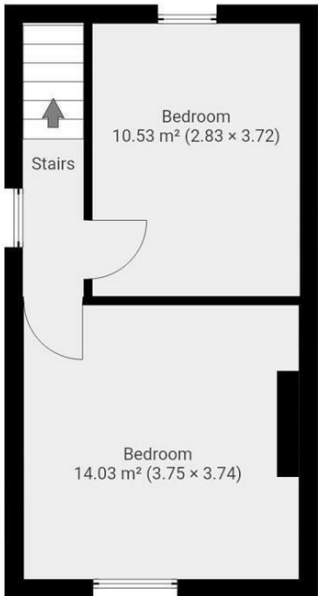
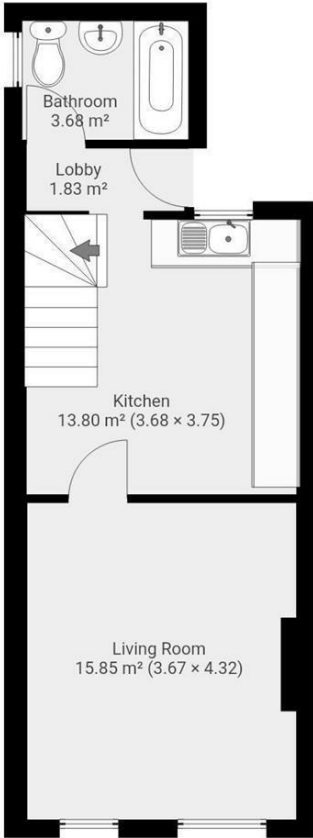
- Seaside Location
- Private Driveway for Two Cars

- No Onward Chain
- Long Rear Garden





Floor Plan



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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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC