



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



37 The Promenade

Asking Price £225,000

WITHERNSEA, HU19 2DW



PERIOD PROPERTY WITH DIRECT SEA VIEWS, GARAGE & NO CHAIN!

Stunning traditional blonde brick Victorian terrace house located on the sea front with enviable sea views from all front facing windows. The spacious accommodation spans three storeys and comprises: porch, hallway, lounge diner, modern fitted breakfast kitchen, garden room and ground floor WC, to the first floor is the master bedroom suite with dressing room and ensuite shower, house bathroom, rear bedroom and two further bedrooms on the second floor, outside is a pleasant rear garden with brick workshop and a separate garage. With Upvc glazing throughout and the central heating/hot water is powered by either the multi-fuel stove in the lounge or the gas fired boiler, giving buyers the choice of two. Property in this location and of this standard rarely come to the market and we strongly advise viewing sooner rather than later to avoid disappointment.





Entrance Hall

Upvc glazed front entrance door open into an internal porch with a further door leading through into a spacious hallway with a painted spindled staircase rising to the first floor, original cornicing and corbels to the ceiling, central heating radiator in a wooden cabinet, karndean flooring and a ceiling light.

Lounge 13'1" x 12'9" (4.00 x 3.90)

Open plan to the dining room and with a large Upvc bay window to the front aspect with sea views, cornicing, ceiling light, karndean flooring and a large cast iron stove on a slate hearth which powers the heating and hot water system.

Dining Room 12'7" x 10'9" (3.85 x 3.30)

Upvc window to the rear aspect, ceiling light, central heating radiator, cornicing and karndean flooring.

Breakfast Kitchen 19'0" x 9'10" excluding bay (5.80 x 3.00 excluding bay)

Luxurious cream gloss fitted base units with aubergine accent drawers, solid wood worktops and matching up stands. Integrated automatic washing machine, electric double oven, induction hob with glass splash back, 1.25 bowl composite sink and drainer with a chrome pull out mixer tap. Upvc bay and a further window to the side aspect, recessed spot lights and ceiling speakers, two central heating radiators, karndean flooring with under floor heating and a walk in storage cupboard.

WC 4'9" x 2'7" (1.45 x 0.80)

Ground floor WC with an obscured glazed Upvc window, ceiling light, central heating radiator and karndean flooring.

Garden Room 13'9" x 8'6" (4.20 x 2.60)

Useful third reception room with a Upvc window and French doors to the rear garden, ceiling light, central heating radiator and karndean flooring.

Landing

Split level galleried landing with a wooden balustrade and stairs continuing to the second floor, ceiling light and a column radiator.

Master Bedroom 16'0" into bay x 15'8" (4.90 into bay x 4.80)

Spacious bedroom with a Upvc bay window with stunning views over the sea, decorative cornicing, ceiling light, recessed speakers, central heating radiator and access through to the dressing room and ensuite.

Dressing Room 9'10" x 5'10" (3.00 x 1.80)

Useful area with spot lights, recessed speakers and a central heating radiator.

Ensuite 9'10" x 6'6" (3.00 x 2.00)

Wet room style ensuite shower room with fully tiled travertine wall and flooring with under floor heating, walk in shower with a mains fed rain-burst power shower and glass screen, wash hand basin set in a white gloss cabinet and a low level WC with concealed cistern.

Built in airing cupboard housing the pressurised hot water cylinder and gas fired condensing boiler. Spot lights and recessed speakers to the ceiling, chrome ladder central heating radiator and an obscured glazed Upvc window.

Bathroom 9'10" x 5'10" (3.00 x 1.80)

Good size bathroom fitted with a white three piece suite comprising of a bath with shower attachment, low level WC and pedestal wash hand basin. Chrome ladder central heating radiator, extraction fan, spot lights to the ceiling, obscured glazed Upvc window and half tiled walls and tiled flooring with under floor heating.

Bedroom Two 10'9" x 9'2" (3.30 x 2.80)

Upvc window to the rear aspect, ceiling light and central heating radiator.

Bedroom Three 15'8" x 8'10" (4.80 x 2.70)

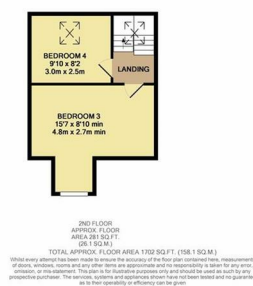
With part sloping ceilings, Upvc feature window to the front aspect, ceiling light, central heating radiator and access to eaves storage space.

Second Landing

With access to eaves storage space, velux window, ceiling light and central heating radiator.

Bedroom Four 9'10" x 8'2" (3.00 x 2.50)

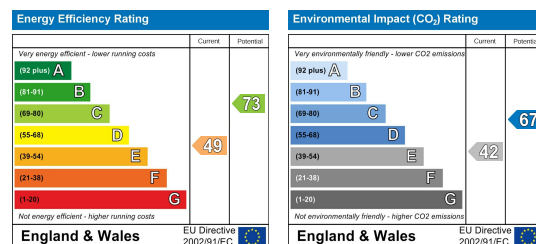
With a part sloping ceiling with velux window, ceiling light and central heating radiator.



Area Map



Energy Efficiency Graph



Council Tax band:B

Directions: Form our office head north on Queen Street, turn right onto Seaside Road and then left onto the Promenade where this property is one of the first 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

