



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



10 Cammidge Street

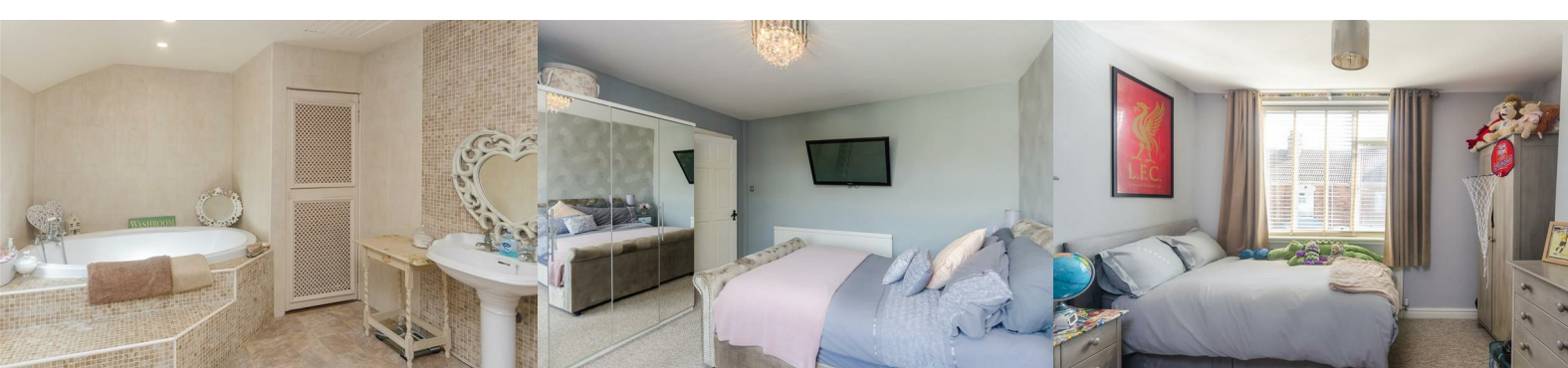
Withernsea, HU19 2AW

Offers In The Region Of
£119,950



Beautifully presented and deceptively spacious three bedroom house, with additional converted loft space, two receptions and conservatory, providing plenty of living space for any growing family's needs! Finished to a very high standard to the credit of the current owners, with a luxurious house bathroom with four piece suite, including a large sunken bath, a fully fitted extended kitchen opening onto the rear patio area and tastefully decorated throughout ready for new owner to move into and enjoy. With uPVC glazing the gas central heating in place the property comprises: hallway, open plan lounge diner leading onto the conservatory, rear breakfast kitchen with cream shaker units, three first floor bedrooms and bathroom, with a fixed staircase rising to the second floor loft space. Outside is a generous garden to the rear, mostly laid to lawn with decked patio, a child's play area, summerhouse and storage sheds, fully enclosed for added security. This lovely home must be viewed to be fully appreciated, arrange a viewing today before it gets snapped up!





Hall

Hardwood front entrance door leads into the hallway with a spindled staircase rising to the first floor landing with handrail and built-in cupboards below, radiator and wooden flooring.

Lounge 13'1" x 14'9" (4.00 x 4.50)

Spacious open plan room with a uPVC window to the front aspect, radiator, wall lamps and a rustic exposed brick fireplace with tiled hearth, wooden mantel piece and inset gas stove.

Dining Area 13'1" x 13'1" (4.00 x 4.00)

Through room leading onto the conservatory with a uPVC glazed door and radiator.

Breakfast Kitchen 21'3" x 9'10" (6.50 x 3.00)

Large fitted kitchen with French doors opening to the rear patio and a dining area at the end with bespoke built-in corner booth seating with space for a table. Fitted with cream shaker style units to the base and walls with dark wooden work surfaces, built under oven with five ring gas hob and extraction hood with stainless steel splash back, circular sink with matching drainer and mixer tap, plumbing for a washing machine, dishwasher and space for an upright fridge freezer. Wooden flooring, spot lights and a side facing uPVC window radiator.

Conservatory 15'1" x 8'2" (4.60 x 2.50)

Side return conservatory leading off the dining area of uPVC construction under a pitched roof, with French doors to the garden

Landing

Stairs rise onto a split level landing with a fixed stair case continuing to the second floor loft space.

Bedroom One 13'1" x 13'1" (4.00 x 4.00)

Double bedroom with a rear facing uPVC window and radiator.

Bedroom Two 12'9" x 11'9" (3.90 x 3.60)

Double bedroom with a uPVC window to the front aspect and radiator.

Bedroom Three 9'2" x 7'4" (2.80 x 2.25)

Third bedroom, currently used as a dressing room with a uPVC window to the front aspect and radiator.

Bathroom 15'1" x 9'10" (4.60 x 3.00)

Luxurious house bathroom with four piece suite comprising large sunken double ended bath set in a mosaic tiled surround and with telephone mixer shower taps, separate shower cubicle with electric shower unit, low level

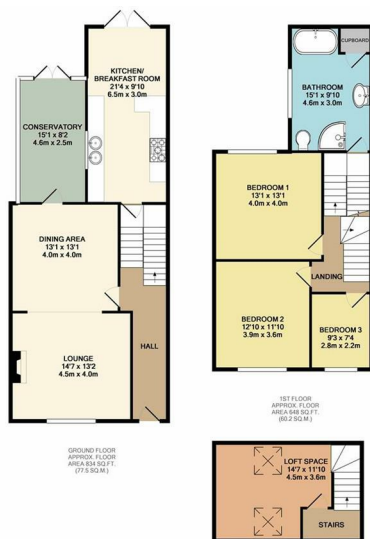
WC and pedestal wash hand basin. Tiled walls and tiled flooring, radiator, spot lights, obscured glazed uPVC window and a built-in deep back airing cupboard housing the gas fired boiler.

Loft Space 11'9" x 14'9" (3.60 x 4.50)

Converted loft space with two double glazed roof windows, spot lights and a radiator. (The loft space does not have building regulation approval).

Garden

The property sits in a good size plot with a deceptive garden to the rear, enjoying an extensive decked patio area adjoining the rear of the property that is perfect for alfresco dining, leading on from this is a laid to lawn garden with children's play area with wood chippings, summerhouse and two useful storage sheds. The garden is fully enclosed by fenced and walled boundaries, creating a secure place for children or pets. To the front of the property is a low maintenance paved yard with walled boundary and hand gate to the roadside.



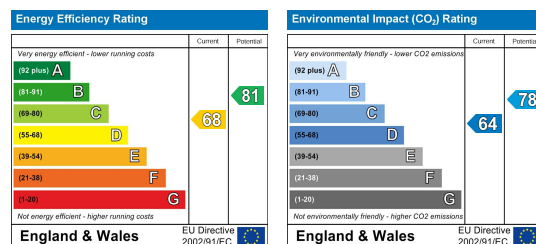
Council Tax band:B

Directions: From our office head north on Queen Street, continue over the mini-roundabouts staying on Queen Street and Cammidge Street is on the left hand side.

Area Map



Energy Efficiency Graph



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