



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 82 Ryecroft Drive

Withernsea, HU19 2LX

Offers In The Region Of  
£99,950



Very well presented three bedroom terrace house, having been well maintained by the current owners and offering the ideal opportunity for any buyer looking for a property that is ready to move straight into. With uPVC glazing throughout and with a warm air heating system in place, the accommodation comprises: entrance hall, ground floor WC, lounge, dining room, fitted kitchen and rear garden room/utility space, to the first floor is a central landing, modern fitted bathroom, two double bedrooms and a good size third bedroom, outside is a laid to lawn front garden that offers potential off street parking (subject to a dropped kerb) and to the rear is a low maintenance paved rear garden with summerhouse. Available to view strictly via appointment only, please contact our office to arrange this.







### Entrance Hall

A uPVC front entrance door provides access into the hallway with laminate flooring and stairs rise to the first landing with a storage cupboard below. The property has a working burglar alarm that is serviced annually.

### WC 5'10" x 2'11" (1.80 x 0.90)

Ground floor WC with basin, half tiled walls, tiled flooring and an obscured glass uPVC window.

### Lounge 12'5" x 12'1" (3.80 x 3.70)

Good size living room with a uPVC front facing living room and a fireplace with a white mantel piece, black marble effect back and hearth and housing an electric fire.

### Kitchen 8'8" x 9'6" (2.65 x 2.90)

Fitted wooden fronted base and wall units with contrasting work surfaces and tiled splash backs, incorporating a 1.5 bowl sink and drainer with mixer tap, integrated dishwasher (new) and a high level double oven with separate gas hob. Laminate flooring, pine paneled ceiling with spot lights, open plan to the rear garden room/conservatory and with a built-in cupboard housing the gas fired warm air heating boiler (replaced 2016).

### Dining Room 10'7" x 8'10" (3.25 x 2.70)

Separate dining room leading on from the kitchen with a uPVC window facing the rear.

### Utility/Garden Room 4'11" x 16'4" (1.50 x 5.00)

Rear lean-to extension providing a pleasant space overlooking the garden with sliding patio doors, two uPVC windows and with a fitted kitchen unit to house space and plumbing for a concealed washer and dryer.

### Landing

Stairs lead onto the landing with a paneled balustrade, loft hatch and shelved airing cupboard housing the hot water tank.

### Bedroom One 14'1" x 10'2" (4.30 x 3.10)

Double bedroom with a uPVC window to the front aspect.

### Bedroom Two 9'6" x 11'11" (2.90 x 3.65)

Second double bedroom with a rear facing uPVC window.

### Bedroom Three 9'0" x 8'6" (2.75 x 2.60)

Good size third bedroom with a fitted cupboard and uPVC window to the front aspect.

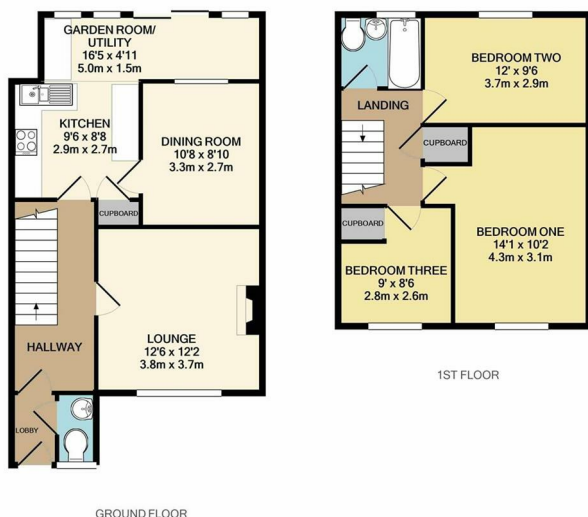
### Bathroom 5'2" x 6'6" (1.60 x 2.00)

White three piece bathroom suite comprising panel sided bath with a mains fed shower attachment off the taps and a further electric shower unit above, high gloss cabinet housing a sink and a WC with concealed cistern. Tiled walls, laminate flooring and an obscured glass uPVC window.

### Garden

To the front of the property is an enclosed laid to lawn garden with mature planted borders, a paved seating area and enclosed to all sides by fenced boundaries with a hand gate to the roadside. The front offers plenty of space for a driveway if parking is required, permission has been granted by the council for a dropped kerb.

To the rear is a private garden, stone paved for ease of maintenance, with a wooden summerhouse and raised decked area, useful storage shed with power supplied and enclosed by fenced boundaries with a pedestrian gate to the rear.



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.  
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Council Tax band:A

**Directions:** From our office head south on Queen Street, through the traffic lights and turn right onto Victoria Avenue after the zebra crossing, turn left at the end onto Highfield and right at the end of this onto Ryecroft Drive, stay on this continuing past the golf course and this property is on the right hand side before the junction with Cherry Tree Avenue.

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.

## Area Map



## Energy Efficiency Graph

