



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



31 Hull Road

Asking Price £110,000

Withernsea, HU19 2DY



CHAIN FREE TWO BEDROOM HOUSE WITH GARAGE & SOUTH FACING GARDEN!

Offered to the market with the benefit of no onward chain is this spacious mid terrace house, finished to a good standard and updated with a four piece suite bathroom and an extended gloss kitchen. Situated within a short walk of the sea front and the town centre for all local amenities. With uPVC glazing and gas central heating in place the property comprises: hallway, open plan lounge diner, extended fitted kitchen, two first floor double bedrooms and a modern bathroom with four piece suite, outside is a South facing rear garden with a raised patio area, mature plants and a garage at the bottom.





Entrance Hall

A recessed storm porch opens to the entrance hall with stairs rising to the first floor landing.

Lounge Diner 23'3" x 11'11" (7.10 x 3.65)

Open plan reception room with a uPVC glazed bay window to the front aspect and French doors to the rear. With a focal fireplace housing a living flame gas fire, two radiators, spotlights to the ceiling, under-stairs-storage cupboard and access to the kitchen.

Kitchen 18'4" x 7'10" (5.60 x 2.40)

Extended fitted kitchen with a range of white gloss units to the base and walls with contrasting black worksurfaces and tiled splash backs, inset 1.25 black composite sink and drainer with mixer tap, high level electric oven and separate electric hob, space and plumbing for a washing machine, dryer and dishwasher, space for an under counter fridge and freezer, vinyl flooring, spotlights to the ceiling, radiator, two uPVC windows and a door to the rear.

Landing

Stairs lead onto the landing with loft access.

Bedroom One 11'5" x 16'0" (3.50 x 4.90)

Large double bedroom across the front of the property with two uPVC windows and a radiator.

Bedroom Two 11'5" x 10'5" (3.50 x 3.20)

Second double bedroom with a rear facing uPVC window, radiator and a cupboard housing a gas combi-boiler.

Bathroom 11'1" x 7'10" (3.40 x 2.40)

White four piece bathroom suite comprising corner bath, large walk-in shower cubicle with electric shower unit, vanity basin with storage and a close coupled WC. Tiled walls with mosaic accent tiles, radiator and obscured glass uPVC window.

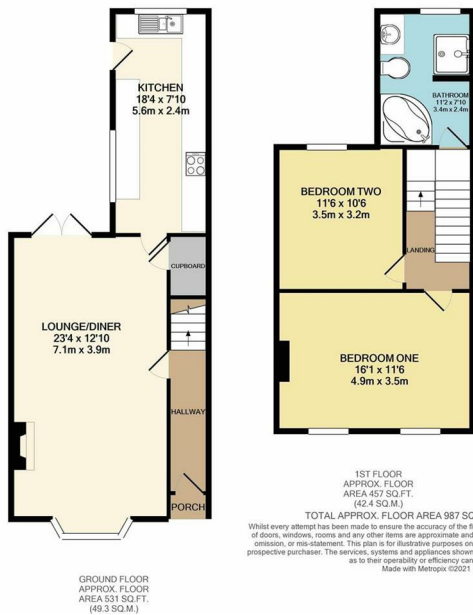
Garden

To the front of the property is a walled front garden to the front porch.

To the rear is a hard standing enclosed yard adjoining the kitchen with a hand gate opening to a shared pathway leading from Lascelles Avenue and servicing this row of terraces. Stepping across this path is a second gate that opens onto a good size South facing garden, mostly laid to lawn with raised plant beds and a paved patio area adjoining the garage.

Garage

Brick garage with vehicular access leading from Lascelles Avenue. With a personal door and window from the garden and with power laid on.



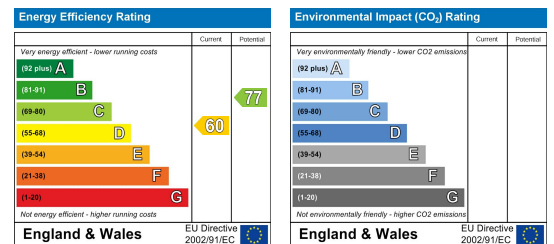
Council Tax band:A

Directions: From our office head North on Queen Street, turning left onto Hull Road where this property is on the left hand side before reaching the Lighthouse and junction with Lascelles Avenue.

Area Map



Energy Efficiency Graph



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 or give any representation or warranty in respect of the property.