



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



45 Ryecroft Drive

Withernsea, HU19 2LP

Offers In The Region Of
£155,000



INVITING OFFERS BETWEEN £155,000 - £165,000 - CHAIN FREE SEMI-DETACHED BUNGALOW!

This semi-detached true bungalow is situated in this popular location, close to the Golf Course and Tesco Supermarket, and is offered to the market with vacant possession and no onward chain. The property has been fully refurbished to a high standard throughout, providing a modern and well-finished home ready to move straight into.

With uPVC glazing and gas central heating in place, the accommodation comprises: hallway, kitchen, lounge, shower room and two bedrooms. Externally there is ample parking to the front of the property as well as a side driveway leading to the garage. To the rear is a good-sized south-facing garden.





This beautifully refurbished semi-detached true bungalow is situated in a popular residential location close to the Golf Course and Tesco Supermarket, and is offered for sale with vacant possession and no onward chain. Finished to a high standard throughout, the property has been modernised with a fresh, contemporary feel, including new décor and stylish internal doors throughout.

A welcoming entrance hallway providing access to all principal rooms, finished with modern décor and new internal doors, creating a clean and cohesive flow throughout the property.

A bright and comfortable living space, newly decorated in neutral tones, offering an inviting setting for relaxing or entertaining.

A brand new fitted kitchen featuring made up of sleek, high-gloss cabinetry, contemporary finishes and brand new oven and induction hob. The space also benefits from new luxury vinyl flooring and offers ample room for appliances, including a washing machine and fridge freezer, making it both stylish and highly practical.

A generous double bedroom complete with fitted

wardrobes providing excellent storage. This room also houses the boiler in a neatly integrated cupboard, maintaining a tidy and functional layout.

A versatile second bedroom, ideal as a guest room, home office, or additional living space, finished to the same modern standard as the rest of the home.

A fully refurbished shower room fitted with contemporary fixtures and finished with marble-effect cladded walls, creating a clean, luxurious feel. Newly fitted luxury vinyl flooring offers easy of maintenance as well as we a stylish finish.

The property benefits from ample parking with off road parking available to the front of the property as well as the side driveway which lead to a garage, providing further off-street parking and storage. To the rear is a good-sized south-facing garden, offering a private outdoor space ideal for relaxing or entertaining.

Hall

Kitchen 9'10" x 8'6" (3.00 x 2.60)

Lounge 18'4" x 11'1" (5.60 x 3.40)

Shower Room 6'8" x 5'4" (2.05 x 1.65)

Bedroom One 11'11" x 9'10" (3.65 x 3.00)

Bedroom Two 9'6" x 7'10" (2.90 x 2.40)

Garage

Prefab garage with an up and over door to the front and a personnel door with window to the side.

Garden

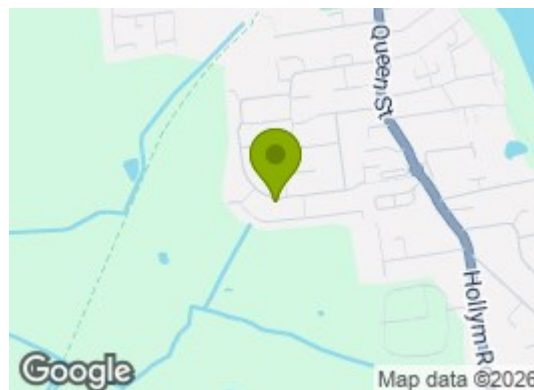
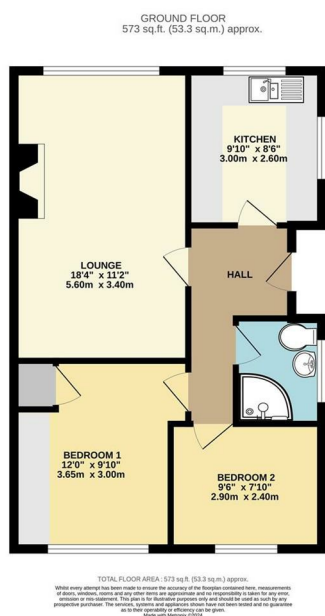
To the front of the property is a low maintenance gravelled area ideal for additional parking. The side driveway provides further off road parking and access to the garage. Gates open to a garden at the rear which is laid to lawn.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler (un-tested).

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

THERE ARE SOLAR PANELS ON THE PROPERTY, WHICH ARE OWNED.



Energy Efficiency Graph

Tenure: Freehold

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		
EU Directive 2002/91/EC		
England & Wales		

Services include mains gas, electric and drainage connection. Although these have not been tested by the agent.

Council tax band A.

From our office head left onto Queen Street, continue on this road and turn right onto Victoria Avenue just after the zebra crossing. Turn left onto High Field and turn right onto Ryecroft Drive where the property is located on the left hand side, clearly identified by our for sale board.

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 should satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

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