



## Bannister Street Withernsea, HU19 2DT

### A DELIGHTFUL COASTAL RETREAT

Set in the popular coastal town of Withernsea, within walking distance to all the centre amenities, local transport and a short walk to the beach! This TRADITIONAL END OF TERRACE property. Loved by the current owner for many years the property has a lovely 'cosy' feel throughout. The accommodation includes : Two DOUBLE BEDROOMS, cosy LOUNGE with "living flame" effect gas fire and a BREAKFAST KITCHEN. Central heating throughout, Baxi Boiler installed 24.10.2022 with ten year warranty. To the rear is a delightful COURTYARD GARDEN, easily maintained with an attractive covered pergola, creating a lovely area for seating. There is a potting/artist shed and an outhouse with W.C.

EPC Rating D

Council Tax Band A

Tenure Freehold

**No Offers £117,000**

### Entrance Hall

A double glazed door opens to the entrance hall with stairs leading to the first floor and a door opening into the living room.

### Living Room

14'11" x 11'4" measured at widest points (4.55 x 3.47 measured at widest points)

A cosy lounge with double bay windows to the front elevation and feature fireplace with living flame effect gas fire. A Door opens to the breakfast kitchen.

### Breakfast Kitchen

14'5" x 9'1" (4.40 x 2.77)

A light and airy breakfast kitchen with a range of fitted units to base and walls. Stainless steel sink unit with mixer tap. Space for fridge freezer and plumbing for automatic washing machine. Double glazed window and door opening to the rear courtyard. Understairs cupboard, housing the Baxi Boiler (installed 24.10.2022 with 10 year warranty).

### Bedroom One

14'2" x 11'1" measured at widest points (4.34 x 3.38 measured at widest points)

A double bedroom with two double glazed windows to front elevation.

### Bedroom Two

6'6".160'9" x 7'0" (2..49 x 2.14)

A double bedroom with double glazed window to rear elevation.

### Shower Room

6'10" x 5'7" (2.09 x 1.72)

A modern shower room with step in shower cubicle, low level W.C. and vanity wash basin with useful storage cupboard below. Heated towel rail.

### Courtyard Garden

There is an easy to maintain rear courtyard garden with timber fencing to boundaries and pergola with polycarbonate roof.

### About Us

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### Disclaimer

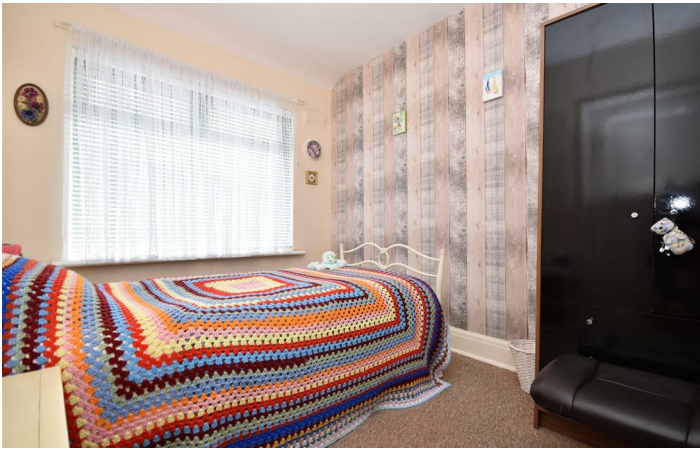
Laser Tape Clause - Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

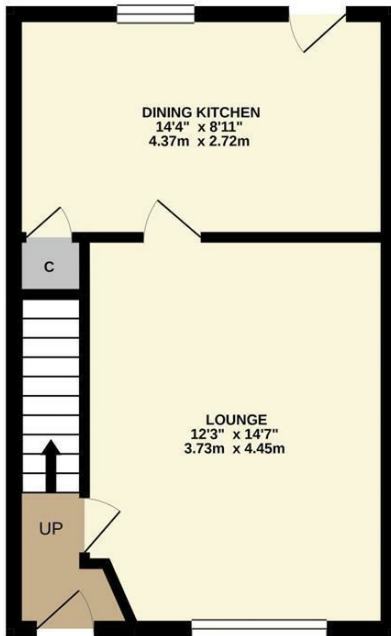
- Delightful Coastal Retreat
- Breakfast Kitchen
- Gas Central Heating & Boiler with 10 year warranty
- Traditional End Terraced
- Modern Shower Room
- Two Double Bedrooms
- Low Maintenance Gardens, Garden Shed & W.C.



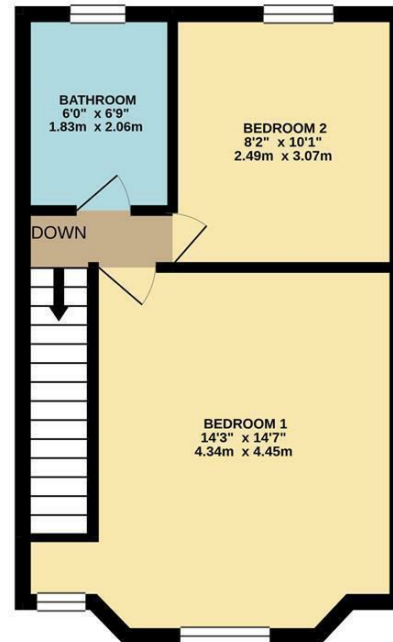


## Floor Plan

GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



60 BANNISTER STREET

TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	