



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 289 Queen Street

Offers Over £80,000

Withernsea, HU19 2NW



THREE BEDROOM PROPERTY CLOSE TO AMENITIES AND THE SEA FRONT WITH NO CHAIN!

Offered to the market with vacant possession and no chain is this end terrace house, situated in a convenient location within a short stroll of the Promenade, Tesco and town centre. With uPVC glazing and gas central heating throughout the property comprises: entrance lobby, lounge diner, fitted kitchen and modern ground floor bathroom, to the first floor are three bedrooms and outside is a pleasant garden to the front and a courtyard style garden to the rear with external storage. The property will appeal to a range of buyers, from first time buyers, buy to let landlords or those looking for a low maintenance home by the sea. Call our office today to make an appointment to view.







### Entrance Lobby

A composite uPVC front entrance door opens in a small lobby, with stairs rising to the first floor and a radiator.

### Lounge 14'0" x 11'6" (4.29 x 3.51)

Through lounge with a uPVC bay window to the front elevation, decorative wall panelling, radiator and a fireplace with electric fire.

### Kitchen 10'5" x 8'5" (3.19 x 2.58)

Fitted with a range of painted units to the base and walls with granite effect worktops and tiled splashbacks, ceramic sink and drainer with mixer tap, fitted electric oven and gas hob with extraction fan, plumbing for a washing machine, space for a fridge freezer, under-stairs-storage cupboard, radiator, and a uPVC window and door to the rear garden.

### Bathroom

Ground floor bathroom fitted with a white suite

comprising panel bath with mains fed shower over, together with a shower attachment off the taps, vanity unit with wash hand basin and WC. Tiled splash backs, tiled floor, radiator and two windows to the rear aspect.

### Landing

Stairs rise to the landing with loft hatch.

### Bedroom One 12'7" x 10'0" (3.85 x 3.05)

Good size bedroom with a uPVC bay window and further window to the front elevation, radiator and a built-in cupboard.

### Bedroom Two 12'3" x 7'9" (3.75 x 2.37)

Rear facing bedroom with a uPVC window and radiator.

### Bedroom Three 7'10" 7'10" (2.4 2.4)

Second rear facing bedroom with uPVC window and radiator.

### Outside

To the front there is a small planted garden, enclosed by hedging with a hand gate and a path to the front door. To the rear is a small enclosed courtyard style garden with a useful brick storage shed and side gate.

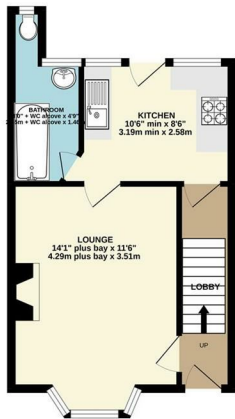
### Agent Note

**Parking:** there is no off street parking available with this property.

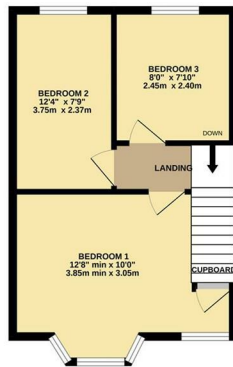
**Heating & Hot Water:** both are provided by a gas fired boiler.

**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.

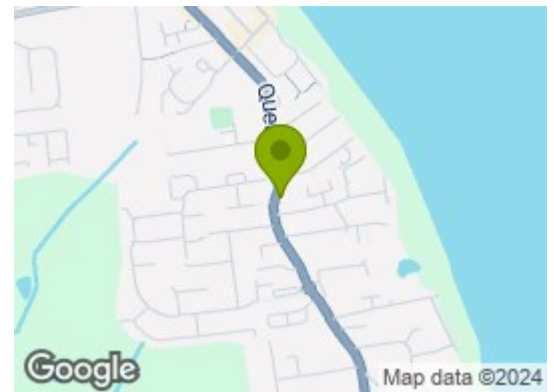
GROUND FLOOR



1ST FLOOR

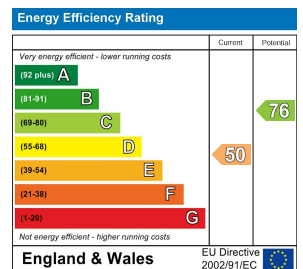


Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, cornice and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The various systems and appliances shown here are for information and no guarantee as to their operability or efficiency can be given. Plans will appear as listed.



## Energy Efficiency Graph

**Tenure: Freehold**



Council tax band A.

The property is connected to mains gas and mains drainage.

From our office head south on Queen Street and the property can be found on the left hand side just after the junction with Lee 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.