



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



53 Bannister Street

£140,000

Withernsea, HU19 2DT



Substantial three storey town house with four double bedrooms and three reception rooms providing ample living space for a large family or for accommodating guests. Situated one street back from the promenade with easy access onto the beach and being only a short stroll from the centre of town for local amenities. With uPVC glazing and gas central heating in place the accommodation comprises: porch, hallway, open plan lounge/sitting room, dining room, white gloss fitted kitchen, ground floor WC and utility room, to the first floor are two double bedrooms, a shower room and rear bathroom, stairs continue to the second floor where there are a further two bedrooms, outside is a low maintenance yard at the rear. A viewing is a must to appreciate the size of the accommodation on offer, contact our office today to arrange this.





Porch/Hallway

A uPVC door opens into an internal porch with a further uPVC door opening to the hallway where a spindled staircase rises to the first floor landing with a cupboard below, radiator and decorative cornice to the ceiling.

Lounge 14'11" x 13'1" (4.55 x 4.00)

Front facing living room, open plan to the rear sitting room, with a uPVC bay window, radiator, fireplace with gas fire and period cornice to the ceiling.

Sitting Room 12'1" x 11'7" (3.70 x 3.55)

With a rear facing uPVC window, radiator and fireplace with gas fire.

Dining Room 11'5" x 9'10" excluding bay (3.50 x 3.00 excluding bay)

Through room leading onto the kitchen with a uPVC bay window to the side aspect, fitted alcove cupboards to one wall, radiator, cupboard housing the gas combi-boiler and with a useful walk-in store cupboard.

Kitchen 13'1" x 9'10" (4.00 x 3.00)

White gloss fitted kitchen with black worktops and matching tiled splash backs, 1.5 bowl stainless steel sink and drainer with mixer tap, gas hob with extraction hood, high level electric oven, plumbing for a dishwasher and space for a vertical fridge freezer. With tiled effect vinyl flooring, a side facing uPVC window, radiator and access through to the rear utility and WC.

Utility & WC 7'8" x 9'6" (2.35 x 2.90)

With fitted storage cabinets, plumbing for a washing machine, vinyl flooring and a uPVC door to the rear. A ground floor WC opens from the utility with a uPVC window, vinyl flooring and radiator.

Landing

A split level landing with stairs continuing to the second floor.

Bedroom One 12'1" x 17'4" (3.70 x 5.30)

Large bedroom spanning the width of the property with a uPVC bay window to the front aspect, radiator, fitted wardrobe and a built-in alcove cupboard.

Bedroom Two 12'1" x 11'7" (3.70 x 3.55)

Rear facing double bedroom with uPVC window, alcove cupboard and radiator.

Shower Room 9'2" x 6'6" (2.80 x 2.00)

Modern shower room fitted with a white suite comprising of a shower cubicle with mains fed shower, pedestal basin and WC. With vinyl flooring, wall tiles, radiator and uPVC window.

Bathroom 5'6" x 11'1" (1.70 x 3.40)

With a bathtub with central taps, vinyl flooring, radiator and uPVC window.

Bedroom Three 9'10" x 17'2" (3.00 x 5.25)

Second floor bedroom with a uPVC window to the front aspect and radiator.

Bedroom Four 9'10" x 10'5" (3.00 x 3.20)

Second floor bedroom with a Velux window and radiator.

Garden

To the front of the property is a gravelled garden with decorative raised plant beds and a low fence boundary to the roadside. To the rear is a hardstanding yard with storage shed and a gate opening to an alleyway at the rear.

Agent Not

Parking: there is no off street parking available with this property, it is on street only.

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.

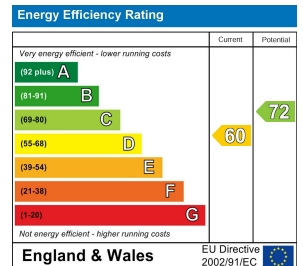


TOTAL FLOOR AREA: 1471 sq.m. (155.2 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, distances and any other details are approximate and the responsibility, shall be on the purchaser or occupant. They plan is to be used for guidance only and should be used in conjunction with any professional particulars. The vendor, agents and publishers cannot be held responsible and no guarantee as to their accuracy or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

The property is connected to mains drainage and mains gas.

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.

