



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 219 Queen Street

£165,000

WITHERNSEA, HU19 2HH



This deceptive Edwardian mid-terrace house on Queen Street offers a delightful blend of traditional character and modern convenience. With its prime location, residents will find themselves just a stone's throw away from local amenities and the beach, making daily life both easy and enjoyable.

This spacious property boasts four well-proportioned bedrooms and bathrooms on both floors for convenience, providing ample space for families. The three reception rooms are perfect for entertaining or simply relaxing, each featuring high ceilings and period details that reflect the home's rich history.

One of the standout features of this home is the stunning sea views at the rear, which overlook a park and the beautiful seafront. Imagine enjoying your morning coffee while taking in the tranquil sights and sounds of the coast.

Properties of this size are a rare find, combining spacious living with a prime location and stunning views. Offered to the market with the benefit of no chain involved, don't miss your chance to view this spacious period property and embrace coastal living.





A traditional pillared wall with gate leads to the property where steps lead to an open fronted storm porch with feature archway and wall tiles. A uPVC door leads through to an impressive entrance hall with tall ceilings with period cornice/corbels and a staircase with a spindled balustrade rising to the first floor landing. Access leads through to a good size lounge with front facing bay window and period fireplace along with a rear facing sitting room also with a fireplace and window facing the garden. Continuing through is a third reception room providing dining space leading onto a fitted kitchen. A lobby opens to a ground floor bathroom and gives access out to an enclosed rear yard with a large shed and a gate opening to a rear access road.

To the first floor are four bedrooms and a shower room, with the rear bedroom facing out over a park and the sea front beyond.

#### Entrance Hall

#### Lounge 16'8" x 13'0" (5.10 x 3.97)

#### Dining Room 12'0" x 12'4" (3.68 x 3.76)

#### Breakfast Room 13'5" x 10'11" (4.09 x 3.33)

#### Kitchen 10'11" x 10'9" (3.33 x 3.28)

#### Rear Lobby 5'2" x 3'0" (1.58 x 0.93)

#### Bathroom 4'11" x 7'4" (1.52 x 2.25)

#### Landing

#### Bedroom One 17'1" x 11'3" (5.23 x 3.43)

#### Bedroom Two 11'2" x 12'0" (3.42 x 3.67)

#### Bedroom Three 10'11" x 7'1" (3.34 x 2.17)

#### Bedroom Four 9'4" x 5'6" (2.85 x 1.69)

#### Bathroom 7'4" x 7'0" (2.26 x 2.15)

#### Garden

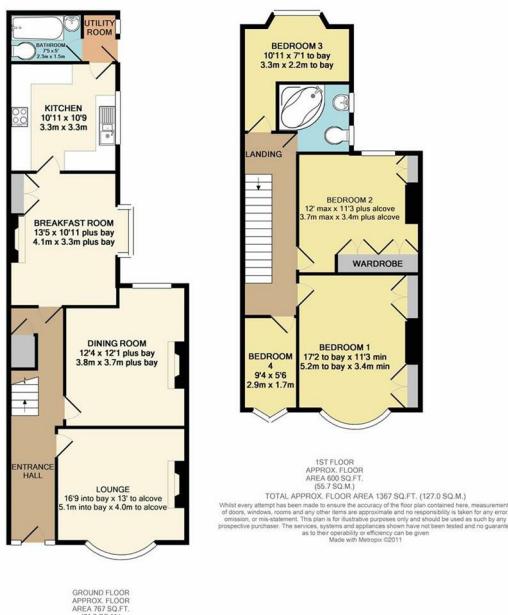
**Parking:** the property has an access road running at the rear which is partially owned and offers potential space to park.

**Heating & Hot Water:** both are provided by a gas fired boiler and water tank (we are advised that the boiler currently does not work)

**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.

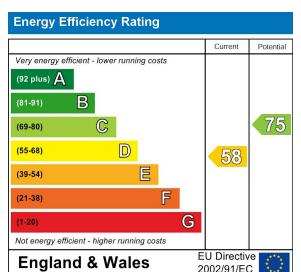
**Council tax band B.**

The property is connected to mains gas, drainage and electric services.



#### Energy Efficiency Graph

#### Tenure: Freehold



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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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