



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



35 Walter Street

£115,000

Withernsea, HU19 2AD



Offered to the market with no chain involved and vacant possession is this spacious period mid terrace house situated on Walter Street, within a short walk of the town centre for local amenities and the town's schools. With three bedrooms and two open plan reception rooms, this spacious and versatile property presents a great opportunity for a family looking to relocate to the area.

One of the standout features of this home is the south-facing rear garden, which promises an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property includes a garage with driveway, providing convenient storage and off street parking which is rarely available with most terrace houses of this type in the town.

Currently undergoing refurbishment ahead of sale, with neutral décor and floor coverings, this house is being prepared for a new owner to move straight into and provides a blank canvas for you to add your personal touch and create a space that truly reflects your style.

In summary, this mid-terrace house on Walter Street is a wonderful opportunity for those looking to invest in a spacious and well-located property in Withernsea. With its generous living spaces, South facing garden, and the added benefit of a garage, this home is sure to appeal to a wide range of buyers. Don't miss the chance to make it your own.





A recessed storm porch gives access to the front hallway where stairs rise to the first floor landing, with access leading into the open plan lounge diner, this leads through to a rear kitchen with neutral white fitted units and a built-in oven with gas hob. A door opens out to the South facing rear garden, where there is a hard standing patio area with an external store room. This continues onto a laid to lawn area of garden with fenced boundaries and a gate opening to a hard standing rear driveway from Edward Street that gives access to a brick built detached garage.

To the first floor is a split level landing leading to a family bathroom with four piece bathroom suite and with three bedrooms, with access to the second bedroom via bedroom three.

Entrance Hall

Lounge 11'3" x 13'1" (3.45 x 4.00)

Dining Room 11'5" x 14'3" (3.50 x 4.35)

Kitchen 11'1" x 8'0" (3.40 x 2.45)

Landing

Bedroom One 11'5" x 11'5" (3.50 x 3.50)

Bedroom Two 11'3" x 10'5" (3.45 x 3.20)

Bedroom Three 11'3" x 6'6" (3.45 x 2.00)

Bathroom 11'1" x 8'2" (3.40 x 2.50)

Garden

Garage

Agent Note

Parking: off street parking is available with this property via the rear garage and driveway.

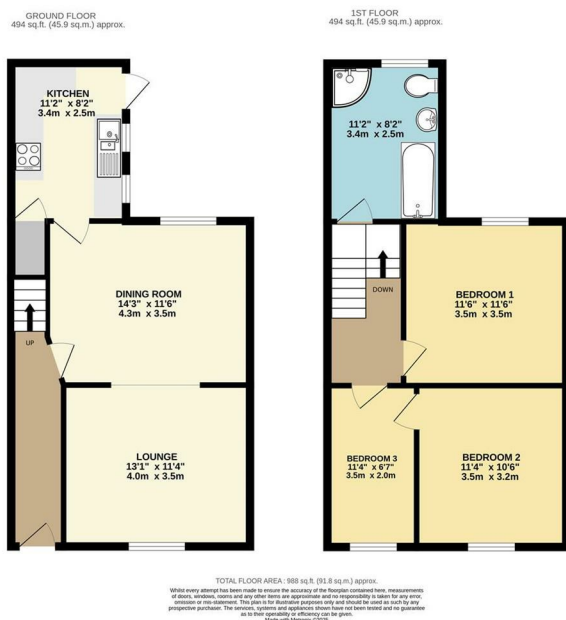
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the property) are

available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

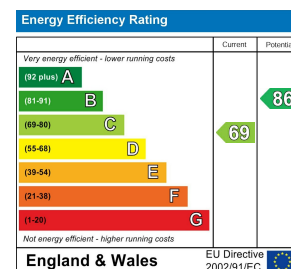
Council tax band A.

The property is connected to mains gas and mains drainage.



Energy Efficiency Graph

Tenure: Freehold



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