



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



281 Queen Street

£115,000

Withernsea, HU19 2NW



BUY-TO-LET OPPORTUNITY!

This investment property comprises two self-contained one bedroom flats, offering a ready-made opportunity for any buy-to-let landlord looking to expand their portfolio with an immediately income-producing asset. Currently generating an annual income of £9,600.

Set within a traditional style building, the property benefits from high ceilings and generously proportioned rooms, creating a sense of space not often found in typical one bedroom flats. Each unit extends to approximately 60 square metres, providing well balanced accommodation that is highly attractive to long term tenants.

The building includes a spacious ground floor flat and a well proportioned first floor flat, both offering comfortable and practical layouts. With long term tenants already in place, the property delivers instant rental income from completion, making it an ideal low-hassle addition to a portfolio.

Further benefits include an enclosed rear garden serving the ground floor flat, adding additional appeal for tenants and supporting long term occupancy. This is a solid, straightforward investment combining character, space and reliable income – well suited to both new and experienced landlords.





A shared entrance lobby provides access to both flats, with separate doors leading to the ground floor accommodation and the staircase to the first floor.

The ground floor flat opens into a spacious lounge with bay window, enhanced by the higher ceilings typical of the building's style. A corridor leads through to a rear facing double bedroom, with further access into a through dining area, offering additional living flexibility. This continues into the bathroom and onto a contemporary fitted kitchen, which provides access out to the rear garden.

The rear garden is enclosed, laid to lawn and benefits from pedestrian rear access, offering valuable outside space for tenants.

From the entrance lobby, a staircase leads to the first floor flat, where a landing provides access to all rooms. The accommodation includes a large living room spanning the front of the property, a rear facing double bedroom, a bathroom, and a kitchen positioned to the

rear – all again benefitting from the generous proportions and ceiling heights.

First Floor Lounge 17'4" x 12'1" (5.3m x 3.7m)

First Floor Kitchen 10'5" x 8'2" (3.2m x 2.5m)

First Floor Bathroom 16'4" x 7'2" (5m x 2.2m)

First Floor Bedroom 11'9" x 11'5" (3.6m x 3.5m)

Second Floor Lounge 13'1" x 12'1" (4m x 3.7m)

Second Floor Dining Room 10'5" x 10'2" (3.2m x 3.1m)

Second Floor Kitchen 11'1" x 10'5" (3.4m x 3.2m)

Second Floor Bathroom 6'10" x 6'10" (2.1m x 2.1m)

Second Floor Bedroom 12'1" x 11'5" (3.7m x 3.5m)

Garden

Agent Notes

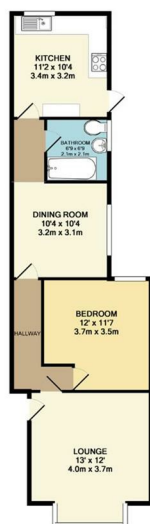
Parking: there is no off street parking available with this property.

Heating & Hot Water: both flats have 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 APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 is given to their operability or efficiency can be given.
Made with MapInfo 12.0.16



TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 is given to their operability or efficiency can be given.
Made with MapInfo 12.0.16



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

