Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



115 Queen Street

Asking Price £60,000

Withernsea, HU19 2DJ

2 | 1 | 2 | D

We are acting in the sale of the above property and have received an offer of £70,000
Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.
Date of Notice: 11/11/2026
Situated on Queen Street in the popular seaside town of Withernsea, this two-bedroom end-terraced property offers spacious accommodation comprising two reception rooms, a kitchen and two well-proportioned double bedrooms. The front reception room benefits from a bay window, allowing plenty of natural light into the space, whilst the second reception room provides additional versatile living or dining space. To the first floor are two double bedrooms, offering comfortable sleeping accommodation. Externally, the property benefits from an enclosed rear yard, providing a private outdoor space, together with access via a rear alleyway through to the front of the property for convenient bin access. Withernsea is a well-established coastal town offering a range of local amenities, including shops, supermarkets, cafés, schools and leisure facilities. The town is also well known for its sandy beach, promenade and traditional seaside attractions, making it an appealing location for those seeking coastal living with everyday amenities close at hand.











Please be advised that this property is being sold as part of a corporate sale and, as such, certain terms and conditions are imposed on us as agents. The property must remain fully marketed until exchange of contracts has taken place, and any accepted offer will be subject to a public notice being displayed, inviting higher offers from other interested parties. All prospective purchasers must provide proof of funds before an offer can be submitted to the selling company for consideration. The sale is also subject to specific timescales imposed by the selling company, including a 14-day exchange of contracts and completion deadline for cash purchasers, extended to 28 days for purchasers requiring a mortgage. Buyers should ensure they are able to meet these timescales before proceeding. The property is being sold as seen, with no warranties or guarantees provided, and the working condition of any services, fixtures, fittings or appliances within the property is unknown and untested.

Prospective purchasers should also note that the property is situated adjacent to a commercial premises currently operating as a Chinese takeaway. Buyers intending to obtain mortgage finance are strongly advised to make their mortgage adviser or lender aware of this adjoining commercial use before submitting any mortgage application, to establish whether it may affect lending criteria. All interested parties are advised to familiarise themselves with the above conditions and satisfy themselves as to the suitability of the property and the terms of sale before submitting an offer.

Entrance

Hallway 2'11" x 14'1" (0.89 x 4.30)

Lounge 10'5" x 13'6" (3.18 x 4.14)

Dining room 9'11" x 13'6" (3.04 x 4.14)

Kitchen 7'11" x 17'9" (2.42 x 5.42)

Landing

Bathroom 7'8" x 6'11" (2.34 x 2.12)

Bedroom 1 13'5" x 13'5" (4.10 x 4.10)

Bedroom 2 7'6" x 13'8" (2.29 x 4.17)

Garden

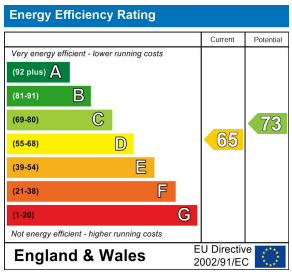
Agent Note

Parking: on street parking.
Heating & Hot Water: believed to be gas central heating but not tested.
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax: council tax band A.





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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR
Telephone: 01964 611281 | www.goodwinfox.com
sales@goodwinfox.com, | rent@goodwinfox.com

The Property Ombudsman
The Property Ombudsman LETTINGS