



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 8 St. Nicholas Park

£130,000

Withernsea, HU19 2JL



Tucked away on a quiet cul-de-sac in the heart of town, just moments from shops, local amenities and the beach, this low-maintenance two-bedroom semi-detached bungalow is perfect for those looking to downsize by the sea. Ideally suited to older buyers or those with limited mobility, the property is offered with vacant possession and no chain, making for a straightforward move.

Extended to the rear, a spacious conservatory provides a versatile living and dining area, opening directly onto an enclosed rear garden — a private space to enjoy the outdoors. Additional features include a wet room with level-access shower for ease of use and a private driveway offering convenient off-street parking.

Rarely available in this sought-after cul-de-sac location, this bungalow represents an excellent opportunity. Early viewing is strongly recommended to avoid disappointment.







A side driveway provides off-street parking and access to an enclosed front garden, attractively planted with a variety of mature shrubs and evergreens. A gate leads through to the rear, where a generous, fully enclosed garden offers a mix of block paving, a lawned area with further planting, and a useful wooden shed for storage.

Entering the property via a side door, the hallway gives access to a spacious front-facing living room, a large double bedroom, a well-proportioned second bedroom, and a fully tiled wet room with level-access shower. The kitchen is fitted with a range of cream units, complemented by matching worktops and splashback tiling, and opens into a sizeable rear conservatory. Overlooking the garden, this versatile space serves as a bright and welcoming additional living or dining area.

## Hall

Lounge 13'1" x 11'5" (4.00 x 3.50)

Bedroom One 12'9" x 9'4" (3.90 x 2.85)

Bedroom Two 7'10" x 7'8" (2.40 x 2.35)

Wet Room 6'0" x 5'6" (1.85 x 1.70)

Kitchen 9'6" x 9'10" (2.90 x 3.00)

Conservatory 10'11" x 16'0" (3.35 x 4.90)

## Garden

### Agent Note

Parking: off street parking is available with this property.

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.

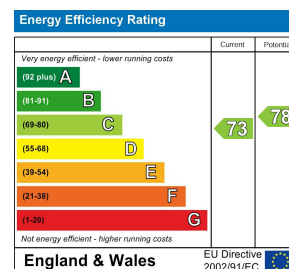
Council tax band A.

The property is connected to mains gas and mains drainage.



## Energy Efficiency Graph

Tenure: Freehold



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