Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



56 Bannister Street

£105,000

Withernsea, HU19 2DT

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Situated just a stone's throw from Withernsea's beautiful beach and promenade, this attractive two-bedroom mid-terraced property offers an ideal opportunity for first-time buyers, investors or those seeking a seaside retreat.

Having benefited from a number of improvements over the past five years, the property is ready for its next owners to move in and enjoy. Improvements include new flooring throughout, a new boiler, updated plastering and the installation of an electric fireplace, creating a comfortable and welcoming living space.

The accommodation briefly comprises an entrance lobby, a comfortable lounge, kitchen diner and rear porch/utility area. To the first floor are two well-proportioned bedrooms and a bathroom.

Externally, the property benefits from a low-maintenance rear garden, ideal for enjoying the coastal surroundings without the burden of extensive upkeep.

Perfectly positioned close to the beach, promenade and local amenities, this property offers the opportunity to enjoy everything seaside living has to offer.

Offered to the market with NO ONWARD CHAIN, this is a fantastic opportunity to purchase an improved coastal home with plenty of appeal. Whether you're taking your first step onto the property ladder, looking for a buy-to-let investment or searching for a low-maintenance holiday home by the sea, this property is certainly worth viewing.











Ideally located in the popular seaside town of Withernsea, the property is within easy reach of a range of local amenities, including independent shops, supermarkets, cafés, pubs and restaurants. The town also benefits from leisure facilities, schools and healthcare services, with its sandy beach, promenade and iconic lighthouse providing the perfect backdrop for coastal living. With excellent opportunities for seaside walks and relaxation right on the doorstep, this property offers a wonderful chance to enjoy everything Withernsea has to offer.

There will also be the opportunity to purchase the property fully furnished, subject to further negotiation. All furniture items are less than four years old, making this an ideal ready-to-go holiday home or investment opportunity.

Entrance

Lounge 14'1" x 11'1" (4.30 x 3.40)

Kitchen 8'10" x 14'1" (2.70 x 4.30)

Porch/Utility

Bedroom One 13'9" x 14'1" (4.20 x 4.30)

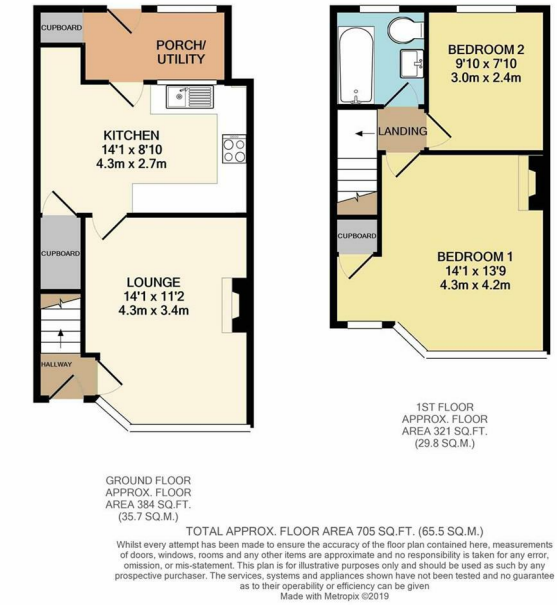
Bedroom Two 9'10" x 7'10" (3.00 x 2.40)

Bathroom 6'6" x 5'10" (2.00 x 1.80)

Garden

Agent Note

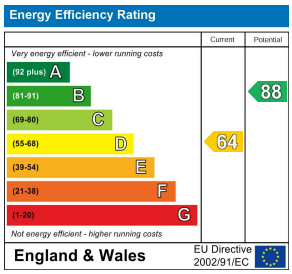
Additional Information: We have been made aware the loft has been insulated using spray foam insulation. Buyers should be aware that some mortgage lenders or surveyors may request further details in relation to this, and it is recommended that advice is sought as part of the purchasing process.
Parking: on street parking is available with this property no permit required.
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.
Mains gas and mains drainage services are connected.





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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