



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



210 Queen Street

£120,000

Withernsea, HU19 2NR



A truly rare opportunity to acquire this three bedroom period semi-detached home, offered to the market for the first time in generations and presenting an exceptional sympathetic restoration project for the right buyer.

Set on a generous enclosed corner plot just minutes from the seafront, this much-loved family home remains largely untouched, retaining a wealth of original features that provide the perfect foundation for restoration. From stained glass windows and period fireplaces to a traditional walk-in pantry, the property offers an authenticity and charm that is increasingly hard to find.

This is a home for buyers who appreciate character and craftsmanship – those looking not simply to modernise, but to restore and enhance, breathing new life into a property while respecting its heritage.

With three reception rooms and three bedrooms, the space on offer is impressive and highly flexible, reflecting the proportions of its era. Externally, the wrap around plot provides a west-facing garden ideal for enjoying afternoon and evening sun, alongside ample off street parking and a garage.

While updating is required, this only adds to the appeal – offering a blank canvas to create a stunning home tailored to individual tastes, all while preserving the period features that make this property so special.

A genuine opportunity to create a standout home with character, history and future potential in equal measure.





A gated driveway opens onto a generous frontage, providing off street parking for multiple vehicles and access to a brick built garage. The front of the property is enclosed and screened from the roadside by mature hedging, with gravelled borders and paved pathways enhancing the approach.

A gate leads through to the wrap around garden, extending to the side and rear of the property. This well established outdoor space is arranged over different levels, with multiple paved seating areas designed to catch the sun throughout the day. Mature planting and fenced boundaries add privacy

Entry is via the front entrance door into a spacious and welcoming hallway, featuring a turning staircase rising to the first floor with useful storage below.

To the rear, the dining room enjoys direct access to the garden via glazed doors (doors currently sealed) and features a period fireplace. The front lounge benefits from a bay window with window seat and a matching fireplace, creating a cosy and characterful living space.

At the heart of the home is a central breakfast room, complete with traditional alcove cupboards and fireplace, along with a walk-in shelved pantry – a standout feature rarely found in modern properties.

Leading from here is a utility space, while to the rear sits a

scullery-style kitchen, offering access to the garden and connecting through to a convenient ground floor WC.

To the first floor, a rear facing double bedroom benefits from a walk-in box room, ideal for use as a dressing room or home office. A further generous second bedroom and a smaller third bedroom complete the sleeping accommodation. Bedrooms 1 & 2 benefit from period fireplaces.

The shower room completes the first floor.

Lounge 14'11" x 12'11" (4.55m x 3.94m)

Dining Room 13'0" 12'2" (3.98m 3.72m)

Breakfast Room 16'4" x 9'10" (4.99m x 3.02m)

Utility Room 9'5" x 8'8" (2.88m x 2.65m)

Kitchen 8'11" x 6'9" (2.72m x 2.07m)

Bedroom 1 13'0" x 12'2" (3.97m x 3.73m)

Bedroom 2 14'11" x 12'11" (4.55m x 3.95m)

Bedroom 3 9'11" x 7'7" (3.03m x 2.33m)

Box Room 9'0" x 4'11" (2.76m x 1.5m)

Garden

Agent Notes

Parking: Off road parking and a garage are available.

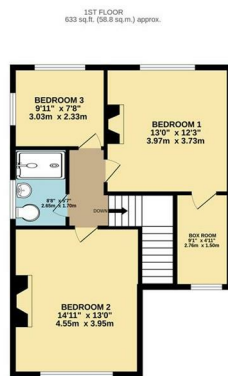
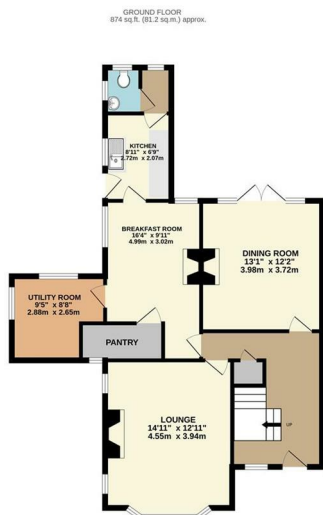
Heating & Hot Water: There is currently no working central heating at this property. Heating is by electric heaters and hot water is provided by an electric immersion heater attached to a timer.

Mobile & Broadband: we understand mobile and broadband are available locally. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

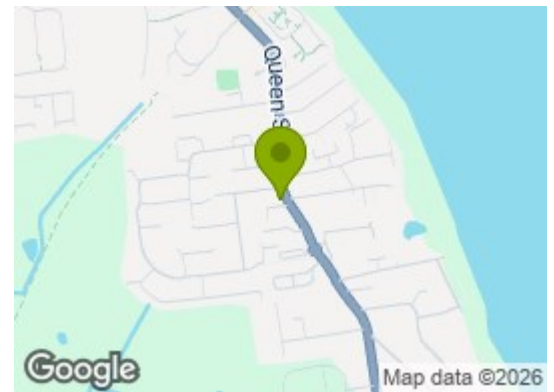
The property is connected to mains gas and mains drainage.

Council tax band C.

Please note the property is held across two separate titles, with the house being freehold absolute and a section of land including the garage held under a possessory freehold title. Both titles are to be sold together. Further details and title plans are available upon request.

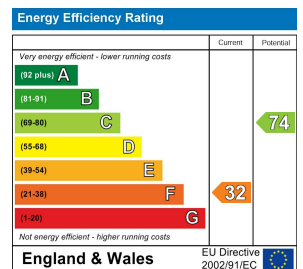


TOTAL FLOOR AREA: 1507 sq ft. (140.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, rooms and site areas are approximate and no responsibility is taken for any omission or error. The plan is for illustrative purposes only and should be used as a guide to the property's position. The various systems and appliances shown here are not tested and no guarantee as to their quantity or efficiency can be given.



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 firm's employment has the authority to make/give any representation or warranty in respect of the property.