



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



28 Bannister Street

£125,000

Withernsea, HU19 2DU



Well-presented throughout, this deceptively spacious two-bedroom mid-terrace house offers an abundance of living space, featuring three reception rooms and a large rear kitchen. Ideally located just one street back from the promenade and within easy walking distance of the town centre's shops, pubs, and local amenities, this home perfectly combines coastal living with everyday convenience.

Offered to the market with vacant possession and no onward chain, the property is ready for a new owner to move straight in and enjoy. The flexible layout includes three reception rooms, one of which could easily serve as a ground-floor bedroom or home office, making it suitable for a variety of lifestyles. The kitchen is fitted with neutral white units, while the stylish bathroom features a spa bath for added comfort.

With its generous interior, modern presentation, and superb location near the seafront, this home would make an ideal choice for a young couple, small family, or anyone seeking a spacious property by the coast.





Set back from the street behind a walled frontage, this characterful home is approached via a feature arched storm porch that opens into an inviting hallway, showcasing high ceilings, decorative cornice, and traditional corbels that reflect the property's period charm.

To the front, the lounge enjoys a bay window that floods the room with natural light, creating a bright and welcoming space. The second reception room, positioned to the rear, has been partitioned to provide a versatile ground-floor bedroom or optional home office if desired. A third reception room, also with a bay window, serves as a formal dining area and leads through to a good-sized kitchen fitted with neutral white units. A convenient ground-floor WC completes the layout on this level.

To the rear, the property features a paved and hardstanding garden, designed for ease of maintenance and ideal for outdoor seating or

entertaining. A large wooden shed provides useful storage, and fenced boundaries with a rear gate ensure privacy and practicality.

A split-level landing leads to two double bedrooms, each offering generous proportions, and a tiled family bathroom fitted with a white suite including a spa bath.

Hallway

Lounge 11'1" x 11'9" excluding bay (3.40 x 3.60 excluding bay)

Study 7'6" x 10'2" (2.30 x 3.10)

Dining Room 11'5" x 9'6" excluding bay (3.50 x 2.90 excluding bay)

Kitchen 17'2" x 7'2" (5.25 x 2.20)

Landing

Bedroom One 11'1" x 15'5" excluding bay (3.40 x 4.70 excluding bay)

Bedroom Two 11'9" x 10'2" (3.60 x 3.10)

Bathroom 11'5" x 9'10" (3.50 x 3.00)

Garden

Agent Note

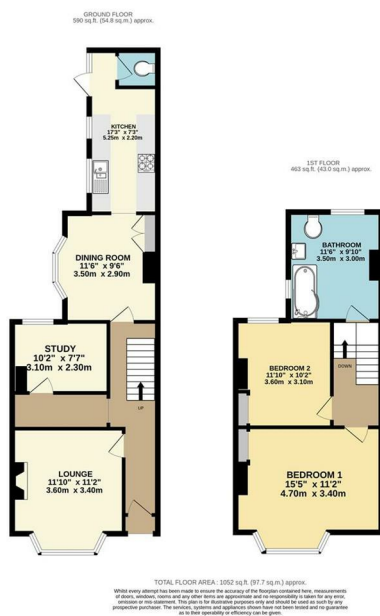
Parking: on street parking only. However, neighbouring properties have removed fences and installed off street parking via an alleyway that runs at the rear of these houses.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

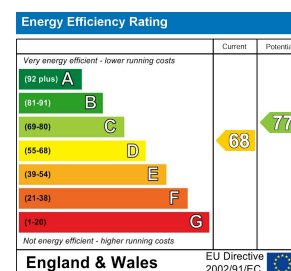
Mains gas and mains drainage.

Council tax band A.



Energy Efficiency Graph

Tenure: Freehold



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