



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 Queen Street

Offers Over £160,000

Withernsea, HU19 2AR



Situated directly on the town's North Promenade, this end-terrace house boasts uninterrupted sea views, reaching as far as Flamborough Head on a clear day. Rarely available in such a prime location, the property is offered with vacant possession and no onward chain, ensuring a straightforward purchase.

The home benefits from a side garage extension, incorporating a shower room and a versatile rear reception room, adding to the overall living space. Off-street parking is available via the garage, while to the rear, a low-maintenance paved garden provides the perfect spot to relax and soak in the coastal scenery. A gate opens directly onto the promenade, with steps leading down to the beach for easy access.

Inside, the accommodation includes three generous double bedrooms, an open-plan lounge, and a spacious rear kitchen - offering excellent versatility for family living or entertaining guests.

Whether as a permanent residence, a holiday home, or a holiday let, this property combines space, views, and a highly sought-after seafront setting - opportunities of this kind are seldom available and should not be missed.





The entrance hallway welcomes you with stairs rising to the first-floor landing and access through to an open-plan lounge diner. This versatile living space continues into a spacious kitchen, complete with patio doors opening onto the rear garden, where far-reaching sea views create a stunning backdrop. Beyond the kitchen, a further reception room provides additional living space and also opens out to the garden. From here, a door leads directly into the side garage, fitted with a roller shutter door and attic trusses for storage, and incorporating a convenient ground floor shower room.

A split-level landing gives access to all first-floor rooms as well as a boarded loft, offering further useful storage. The front bedroom spans the full width of the property, while the two rear double bedrooms both enjoy uninterrupted sea views. A family bathroom and separate WC complete the first floor.

Externally, the rear garden is fully walled and paved for ease of maintenance, with a hand gate opening directly onto the Promenade for easy access to the beach.

Hallway

Lounge Diner 21'11" x 11'3" (6.70 x 3.45)

Kitchen 24'7" x 7'0" (7.50 x 2.15)

Sitting Room 6'6" x 17'2" (2.00 x 5.25)

Garage 18'8" x 11'9" (5.70 x 3.60)

Shower Room

Landing

Bedroom One 10'9" x 14'3" (3.30 x 4.35)

Bedroom Two 10'9" x 8'0" excl wardrobe (3.30 x 2.45 excl wardrobe)

Bedroom Three 11'3" x 7'0" (3.45 x 2.15)

Bathroom 5'10" x 4'3" (1.80 x 1.30)

WC 6'6" x 4'3" (2.00 x 1.30)

Garden

Agent Note

Parking: off street parking is available with this property via the garage

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

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.

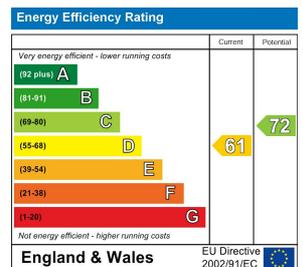
Council tax band A.

The property is connected to mains gas and mains drainage services.



Energy Efficiency Graph

Tenure: Freehold



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