



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 14 Alma Street

£79,950

Withernsea, HU19 2AL



Situated on Alma Street in the charming coastal town of Withernsea, this delightful two-bedroom mid-terraced house presents an excellent opportunity for those seeking a project to make their own. The property features an upstairs family bathroom and offers a comfortable living space, perfect for small families or couples.

While the house is in need of some improvements, it provides a blank canvas for potential buyers to add their personal touch and create a home that reflects their style. The location is particularly appealing, as it is conveniently situated close to local amenities, ensuring that everyday necessities are just a short stroll away.

Withernsea is known for its friendly community and beautiful seaside, making this property an ideal choice for anyone looking to enjoy the benefits of coastal living. Whether you are a first-time buyer or an investor, this mid-terraced house on Alma Street is a promising opportunity to explore.

Viewings by appointment only, call our office to arrange a viewing.







## Summary

The property fronts directly onto the pavement, with the entrance door opening into the living room.

Access continues into the fully fitted kitchen, with an understairs storage cupboard. Leading onto the WC with a rear door opening onto a fully enclosed yard, access through neighbouring properties and a further enclosed garden.

Upstairs, the first-floor landing gives access to two bedrooms and a family bathroom, providing flexible accommodation for a variety of needs.

## Lounge 10'7" x 12'2" (3.25 x 3.73)

Through lounge leading onto the kitchen with a uPVC front entrance door with window

## Kitchen 9'11" x 10'7" (3.04 x 3.25)

With a row of units to one wall housing a stainless steel sink and drainer, space/plumbing for a washing machine and fridge freezer. Leading to the hallway with access to the rear garden and WC.

## Bathroom (2.75 x 1.35)

Upstairs family bathroom fitted with a three piece suite comprising bath with shower above, pedestal basin and WC. With a radiator and obscured glass uPVC window.

## Bedroom One (15'8" x 10'7") ((4.80 x 3.25))

First floor double bedroom with radiator, cupboards and uPVC window.

## Bedroom 2 (2.65 x 2.90)

Rear facing bedroom with radiator, uPVC window.

## Garden

To the rear of the property is a paved yard that leads onto the generously sized enclosed garden area by a mixture of fenced and walled boundaries. A right of way leads across the garden to give the neighbour pedestrian rear access.

## Agent Note

Parking: on street parking only.

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.

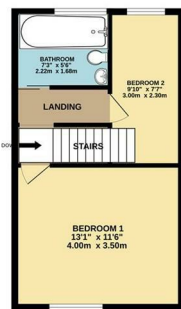
The property is connected to mains gas, electric and drainage services.

Please note there is a flying freehold due to the alleyway at the side of the property. A flying freehold occurs when part of a freehold property extends over or under another person's land or property, such as a bedroom or lounge built over a shared alleyway.

GROUND FLOOR  
322 SQ. FT. (29.9 SQ. M.) APPROX.



FIRST FLOOR  
322 SQ. FT. (29.9 SQ. M.) APPROX.

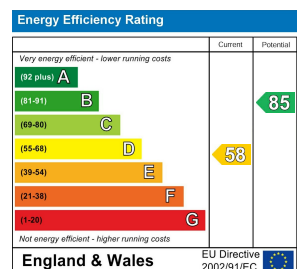


TOTAL FLOOR AREA: 642 SQ. FT. (59.8 SQ. M.) APPROX.  
We have taken every care to ensure the accuracy of the information provided, but we cannot accept any liability for errors or omissions. The information is provided for your information only and should not be relied upon for any purpose other than for general guidance.



## Energy Efficiency Graph

Tenure: Freehold



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