



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Saffron Court

£110,000

Withernsea, HU19 2GB



Set on a small development of purpose built bungalows within walking distance to Tesco Supermarket and being set on a mains bus route for convenience, this delightful two-bedroom mid-terrace bungalow offers a wonderful opportunity for those wanting to downsize and retire by the sea.

Upon entering, you will find a spacious open-plan central living area that serves as the heart of the home, with a double bedroom and further single spare bedroom. The bathroom benefits from a large walk-in shower enclosure for easy access. The kitchen and interior are presented to a good standard, though some areas would now benefit from cosmetic updating, allowing a new owner the opportunity to make it their own.

The front has been extended with a conservatory extension opening out onto a paved yard area which invites an abundance of natural lighting and offers a lovely outdoor space to enjoy the fresh air. Whether you wish to cultivate a small garden or simply relax with a book, this area is sure to enhance your living experience.

Properties in this location are always high in demand and this one is offered to the market with no chain involved. Don't miss your chance to view this lovely property and embrace a new chapter in your life.







A front yard features a paved patio area and paved section with the opportunity to be decorated with planters, offering plenty of potential for a new owner to refresh and enjoy outdoor living once again.

A front entrance door opens into a good-sized lounge leads through to a conservatory providing a bright additional living space overlooking the front yard, a double bedroom and a second single bedroom. Leading onto the bathroom, and the kitchen, fitted with units and space for appliances.

A well-laid-out true bungalow, offering comfortable and practical accommodation with scope for updating — ideal for those looking to enjoy a peaceful coastal lifestyle close to the sea.

**Lounge 14'1" x 12'5" (4.30 x 3.80)**

**Kitchen 8'1" x 7'1" (2.48 x 2.17)**

**Conservatory 8'2" x 6'5" (2.50 x 1.97)**

**Bathroom 7'4" x 5'3" (2.25 x 1.62)**

**Bedroom 1 10'4" x 8'11" (3.16 x 2.72)**

**Bedroom 2 9'2" x 7'0" (2.80 x 2.14)**

### Agent Note

**Parking:** On street parking, 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 in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

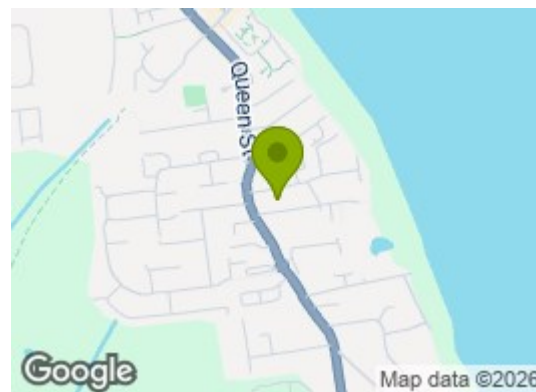
**Council tax band A.**

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

GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.

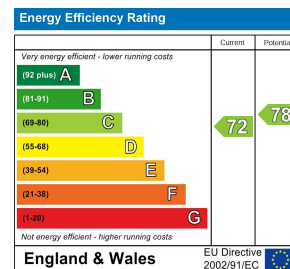


TOTAL FLOOR AREA: 488 sq.ft. (45.4 sq.m.) approx.  
All areas are given for guidance only and are not intended to be used as a basis for any legal proceedings. The actual area of the property may vary slightly from the above figures. The above figures are given for guidance only and are not intended to be used as a basis for any legal proceedings. The actual area of the property may vary slightly from the above figures.



### 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.

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