



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 26 Queen Street

£90,000

Withernsea, HU19 2AP



A deceptively spacious mid terrace property set at the north end of Withernsea. With gas central heating and majority double glazing, this property is very well presented throughout. The property has two separate reception rooms, fitted kitchen, three first floor bedrooms and bathroom. Outside there is a compact but attractive yard with a brick built shed which houses plumbing for a washing machine.





## SELLER INCENTIVE

If a sale is agreed by the 31st of January 2026, the seller will cover solicitor fees for the purchase, if one of the solicitors on their panel is instructed and the property runs through to Completion.

## Entrance

**Lounge 10'5" x 10'4" (3.20 x 3.16)**

**Dining Room 10'0" x 10'2" (3.07 x 3.12)**

**Kitchen 7'5" x 6'0" (2.28 x 1.83)**

## Landing

**Bedroom One 12'2" x 12'4" (3.73 x 3.77)**

**Bedroom Two 12'4" x 8'10" (3.77 x 2.71)**

**Bedroom Three 8'1" x 6'6" (2.47 x 2.00)**

**Bathroom 7'7" x 5'8" (2.32 x 1.75)**

## Agent Note

**Parking:** No off street parking is available with this property.

**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.

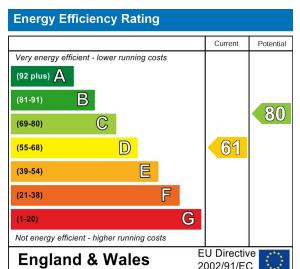
**Council tax band A.**

The property is connected to mains gas and mains drainage.



## 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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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