



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 25 Bannister Street

£128,950

Withernsea, HU19 2DU



**SPACIOUS PERIOD TERRACE HOUSE NEAR TO THE SEA FRONT!**

Located near to the town's promenade and a short walk from the town centre is this traditional terrace house, boasting plenty of living accommodation with three reception rooms, spacious rear kitchen and three double bedrooms, making this property ideal for any growing family. The house has gas central heating in place (new boiler 2021) and has uPVC double glazing. Briefly comprising, entrance hall, lounge, dining room, breakfast room, newly fitted kitchen diner, ground floor WC, three first floor double bedrooms and a bathroom with four piece suite. Outside the property enjoys an enclosed courtyard garden to the side and rear, along with a decorative walled yard to the front. This lovely home would suit a range of buyers and is available to view now, contact the office to make an appointment.





### Porch/Hallway

An integral front entrance porch leads into the hallway via a uPVC door, with a spindled staircase rising to the first floor landing, radiator and laminate flooring.

### Lounge 11'11" excluding bay x 12'9" (3.65 excluding bay x 3.90)

Spacious living room with a front facing uPVC bay window, period style fireplace housing an electric fire, traditional cornice to the ceiling, dado rail, radiator, laminate flooring and double doors open to the dining room for an open play layout.

### Dining Room 12'1" x 10'9" (3.70 x 3.30)

Rear facing reception with a uPVC window, radiator and laminate flooring.

### Breakfast Room 11'5" x 8'6" excluding cupboards (3.50 x 2.60 excluding cupboards)

Through room leading onto the kitchen offering an additional living/dining space with a side facing uPVC window, parquet flooring, fireplace and a range of built-in cupboards for storage.

### Kitchen 15'5" x 9'10" (4.70 x 3.00)

Spacious kitchen, updated with newly fitted cream shaker base and wall units with modern square edge work surfaces and complementing metro tiled splash backs. With a built-in electric oven and hob with extraction hood, stainless steel sink and drainer with mixer tap, plumbing for a washing machine and space for an under counter fridge, freezer and dryer. With tiled flooring, a panelled ceiling, radiator and two uPVC windows.

### Rear Lobby/WC

Rear entrance lobby with ground floor WC and a uPVC door leading to the garden.

### Landing

Split level landing with a wooden balustrade, radiator, feature sky light and a loft hatch with ladder.

### Bedroom One 12'9" x 16'8" (3.90 x 5.10)

Large front facing bedroom with two uPVC windows, radiator and built-in alcove cupboard.

### Bedroom Two 11'5" x 10'9" (3.50 x 3.30)

UPVC window to the rear, radiator and a traditional fireplace with alcove cupboard.

### Bedroom Three 9'4" x 9'10" (2.85 x 3.00)

Rear facing uPVC window, radiator and a wall mounted gas combi-boiler (installed in 2021).

### Bathroom 8'6" x 6'2" (2.60 x 1.90)

Four piece suite comprising of a bath, shower cubicle with mains fed shower, low level WC and pedestal wash hand basin. Obscured glass uPVC window, tiled walls, vinyl flooring and a towel radiator.

### Garden

A gate leads down the side of the property through to a hard standing side garden, with raised planted flowerbeds, wooden storage shed and a paved patio area at the rear, the garden is fully enclosed by walled boundaries with a gate opening to the alleyway at the rear. To the front is a charming garden, paved and plumb slate chipped with raised plant beds and low wall boundary to the roadside.



Council Tax band:A Tenure: Freehold

**Directions:** From our office head north on Queen Street, turn right at the mini roundabout then left onto Bannister Street where this property is on the left hand side.

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## Area Map



## Energy Efficiency Graph

