

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



355 Queen Street

Offers Over £99,950

WITHERNSEA, HU19 2NT









Nestled in the charming coastal town of Withernsea, this delightful end terrace cottage on Queen Street offers a perfect blend of comfort and convenience. With its prime location, you will find yourself just a stone's throw away from local shops and the picturesque sea front, making it an ideal retreat for those who appreciate the beauty of coastal living.

The property boasts an inviting open plan layout on the ground floor, featuring two reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is well-presented, equipped with contemporary units that enhance both functionality and style. This layout creates a warm and welcoming atmosphere, perfect for family gatherings or

Upstairs, you will discover two generously sized double bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. The shared bathroom is conveniently located, ensuring

Additionally, the property benefits from off-street parking via a front driveway, providing a practical solution for your vehicle. This charming cottage is not only a lovely home but also a fantastic opportunity for those looking to embrace the coastal lifestyle in Withernsea. Whether you are a first-time buyer, a couple, or seeking a holiday retreat, this property is sure to impress. Do not miss the chance to make this delightful cottage your own.





With the property comprising entrance lobby, lounge, open plan dining room, rear kitchen extension and doors out to the enclosed rear garden, to the first floor are two double bedrooms and a bathroom.

Entrance Lobby

A uPVC front entrance door opens into an entrance lobby with stairs immediately rising to the first floor, access leading off to the lounge and with a radiator.

Lounge 11'11" x 12'5" (3.65 x 3.80)

Open plan to the dining room with a uPVC window to the front aspect, modern fireplace housing a electric fire and with a radiator

Dining Room 8'10" x 13'7" (2.70 x 4.15)

Central open plan dining area leading onto the kitchen with laminate flooring, a decorative fireplace housing a solid fuel stove with alcove storage beside, radiator and a useful under-stairs-storage cupboard.

Kitchen 6'6" x 12'3" (2.00 x 3.75)

Modern fitted white gloss kitchen units with contrasting black work surfaces and tiled splash backs, fitted with a stainless steel sink and drainer with mixer tap, electric built-under oven with electric hob and extraction hood, plumbing for a washing machine and space for an upright fridge freezer. With tiled flooring, two uPVC windows and a uPVC door opening to the rear garden.

Bedroom One 10'11" x 12'1" (3.35 x 3.70)

Front facing double bedroom with a uPVC window to the front aspect, built-in cupboard with clothes rail, a further cupboard to the chimney alcove, radiator and access to the bathroom

Bedroom Two 9'0" x 9'6" (2.75 x 2.90)

Second bedroom with a rear facing uPVC window with distant sea views, radiator and access to the bathroom.

Bathroom 9'2" x 5'4" (2.80 x 1.65)

'Jack and Jill' bathroom accessible from both bedrooms and fitted with a white three piece bathroom suite comprising a bath with shower attachment, low level WC and pedestal wash hand basin. Tiled splash backs, tongue and groove wall panelling, radiator, vinyl flooring, uPVC window and a modern gas combi-boiler concealed in a cupboard. A loft ladder provides access to a professionally boarded loft to provide useful storage space.

Garden

To the rear is an enclosed low maintenance garden,

gravelled and paved with a raised seating area, useful brick outbuilding with power supplied and lighting providing a useful storage space, enclosed to all sides by walled boundaries. A gate provides pedestrian side access and there is a right of way for the neighbouring property. To the front is a driveway providing off street parking.

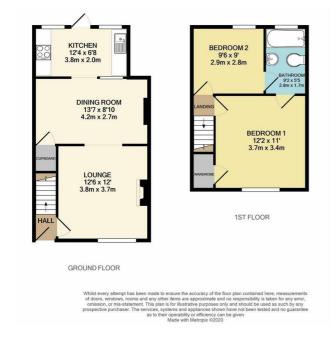
Agent Note

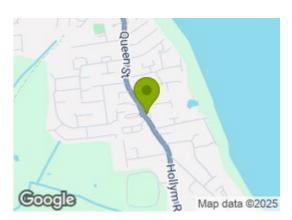
Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler

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.

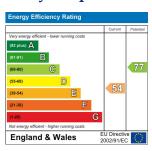
The property is connected to mains gas and mains sewerage.





Energy Efficiency Graph

Tenure: Freehold



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