



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 289 Queen Street

Offers Over £94,000

Withernsea, HU19 2NW



THREE BEDROOM PROPERTY CLOSE TO AMENITIES AND THE SEA FRONT!

We are delighted to offer this well presented mid terrace house, in a convenient location to the south of the Town Centre, near to the local Tesco and just a short stroll to the Promenade and beach. With uPVC glazing and gas central heating throughout the property comprises: entrance lobby, lounge diner, fitted kitchen and modern ground floor bathroom, to the first floor are three bedrooms and outside is a pleasant garden to the front and a courtyard style garden to the rear. The property will appeal to a range of buyers, so early viewing is recommended, call our office today to make an appointment to view.





## Entrance Lobby

Composite Upvc front entrance door opens in a small lobby, with stairs rising to the first floor.

## Lounge 14'0" x 11'6" (4.29 x 3.51)

Upvc bay window to the front elevation. coving, ceiling light, half panelling to the walls, central heating radiator. Fireplace with marble effect back panel and hearth.

## Kitchen 10'5" x 8'5" (3.19 x 2.58)

Upvc windows to the rear with half glazed Upvc door giving access to the rear garden. Fitted with a range of painted units to the base and walls with granite effect worktops and tiled splashbacks. Gas hob with electric oven below and stainless steel extractor over. Space for fridge and washing machine. Ceramic sink and drainer with mixer tap. Ceiling light, laminate flooring, central heating radiator and useful under stairs cupboard.

## Bathroom

Fitted with a white suite comprising panel bath with mains fed shower over, together with a shower attachment off the taps, vanity unit with wash hand basin and WC. Tiled splash backs, tiled floor, central heating radiator and ceiling light. Two Upvc windows to the rear aspect.

## Landing

Stairs rise from the lobby to a landing, with loft hatch.

## Bedroom One 12'7" x 10'0" (3.85 x 3.05)

Upvc bay window and further window to the front elevation. Central heating radiator, ceiling light and built in cupboard.

## Bedroom Two 12'3" x 7'9" (3.75 x 2.37)

Upvc window to the rear of the property. Ceiling light and central heating radiator.

## Bedroom Three 7'10" 7'10" (2.4 2.4)

Upvc window to the rear aspect. Ceiling light and central heating radiator.

## Outside

To the front there is a garden, enclosed by hedging with a hand gate and a path to the front door.

To the rear is a small enclosed courtyard style garden with raised borders and a useful brick storage shed.

## Agents Notes

TENURE: Freehold

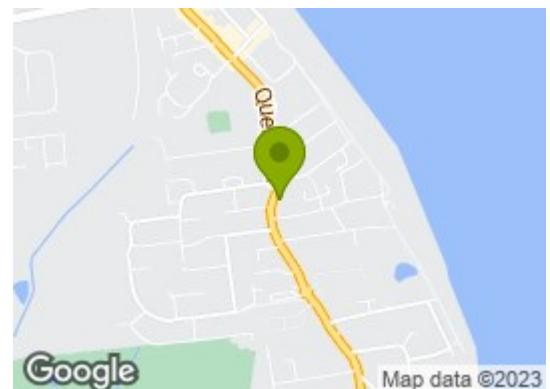
SERVICES: Mains gas, electricity and drainage.

GROUND FLOOR

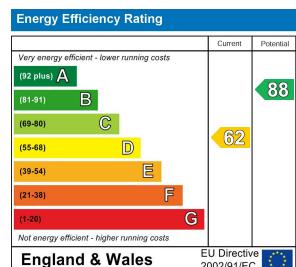
1ST FLOOR



## Area Map



## Energy Efficiency Graph



Council Tax band:A

Tenure: Freehold

**Directions:** From our office head south on Queen Street and the property can be found on the left hand side just after the junction with Lee Avenue.

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 or give any representation or warranty in respect of the property.

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