



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 1 Walter Street

£85,000

Withernsea, HU19 2AD



Positioned within a popular residential area of Withernsea, this property presents an excellent opportunity for landlords seeking a solid addition to their investment portfolio or developers looking for a refurbishment project with resale potential.

The property offers spacious and versatile accommodation, comprising an open-plan living and kitchen area, creating a sociable and functional space. There is also the added benefit of a separate utility area and a convenient downstairs WC. To the upper floors, the property provides three bedrooms, along with a family bathroom.

Externally, the property benefits from a rear yard space, offering low-maintenance outdoor accommodation ideal for tenants or future buyers.

While the property requires modernisation throughout, it offers significant scope to add value. Of particular note is the loft space, which is currently utilised as bedroom space, although it has not been converted in line with building regulations.

Situated close to local amenities, schools, and the seafront, this property combines strong investment potential with a desirable coastal location.

Early viewing is highly recommended to appreciate the opportunity on offer.





The ground floor comprises an open-plan living and kitchen area, providing a generous and sociable main living space, complemented by a separate utility area and a convenient downstairs WC. The layout offers flexibility for modernisation and reconfiguration if desired.

To the upper floors, the property features three well-proportioned bedrooms, along with a family bathroom and an additional WC, making it well-suited to family living or rental use.

Externally, the property benefits from a private rear yard, offering a low-maintenance outdoor space.

Requiring a programme of works throughout, the property presents a strong opportunity for investors or developers. A loft space is currently utilised as additional bedroom accommodation; however, it has not been converted in accordance with building regulations and offers further

scope for improvement, subject to the necessary consents.

**Lounge 11'5" x 11'1" (3.49 x 3.39)**

**Kitchen 11'5" x 10'9" (3.49 x 3.30)**

**Lobby 5'9" x 3'3" (1.76 x 1.00)**

**WC 5'9" x 3'7" (1.76 x 1.10)**

**Bedroom 1 11'7" x 11'6" (3.54 x 3.53)**

**Bathroom 4'11" x 8'2" (1.50 x 2.51)**

**Bedroom 2 9'10" x 10'9" (3.00 x 3.30)**

**Bedroom 3 6'1" x 11'1" (1.86 x 3.39)**

**Loft Space 14'4" x 15'8" (4.38 x 4.79)**

**Loft Space 10'5" x 7'6" (3.20 x 2.30)**

**Agent Note**

There is a flying freehold at the property. Parking: There is 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 are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA: 1030 sq ft (95.7 sq m) 400/101  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, materials and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with SketchUp 2020



### Energy Efficiency Graph

tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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