



**15 QUEEN STREET  
WITHERNSEA**

**£129,000  
FREEHOLD**

A fantastic opportunity to acquire a deceptively spacious home in a convenient central location. Offering three bedrooms, two reception rooms and excellent potential, this property is likely to appeal to a wide range of purchasers.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



## A Well-Presented Three-Bedroom Home Close to the Town Centre and Seafront

Situated within easy reach of Withernsea's town centre, local amenities and coastline, this attractive three-bedroom terraced home offers spacious accommodation across two floors and would make an ideal purchase for first-time buyers, growing families or investors.

Recently redecorated throughout, the property is ready for immediate occupation and benefits from two reception rooms, a fitted kitchen, three bedrooms and a family bathroom. Offering excellent value for money, this property presents a fantastic opportunity for those seeking a home they can move straight into whilst still adding their own personal touch over time.

The accommodation briefly comprises an entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden providing a low-maintenance outdoor space.

Viewing is highly recommended.

### Entrance Hall

Providing access to the ground floor accommodation and staircase leading to the first floor.

### Lounge

11'4" x 12'10" (3.455 x 3.926)

A bright and welcoming reception room positioned to the front of the property, offering ample space for lounge furniture.

### Dining room

10'6" x 10'3" (3.201 x 3.135)

A versatile second reception room ideal for family dining, entertaining or use as a home office space.

### Kitchen

13'1" x 7'3" (3.991 x 2.213)

Fitted with a range of wall and base units providing storage and preparation space, with access to the rear garden.

### First Floor Landing

Providing access to all first-floor rooms. Also, a large cupboard housing the boiler

### Bedroom

11'2" x 10'3" (3.417 x 3.127)

A generously sized double bedroom positioned to the front aspect.

### Bedroom

10'6" x 10'1" (3.222 x 3.090)

A further well-proportioned double bedroom overlooking the rear aspect.

### Bedroom

8'3" x 6'9" (2.52 x 2.08)

An ideal single bedroom, nursery, dressing room or home office.

### Bathroom

6'6" x 9'2" (2.004 x 2.800)

Fitted with a bath with overhead shower, wash hand basin and WC.

### Outside

The property benefits from an enclosed rear garden designed for ease of maintenance, providing a pleasant outdoor space for relaxing and entertaining.

### Additional Information



## COUNCIL TAX/BUSINESS RATES

Band - A

## ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

## SERVICES

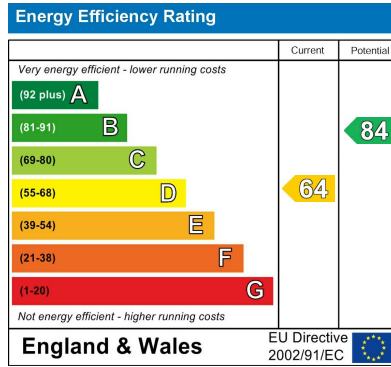
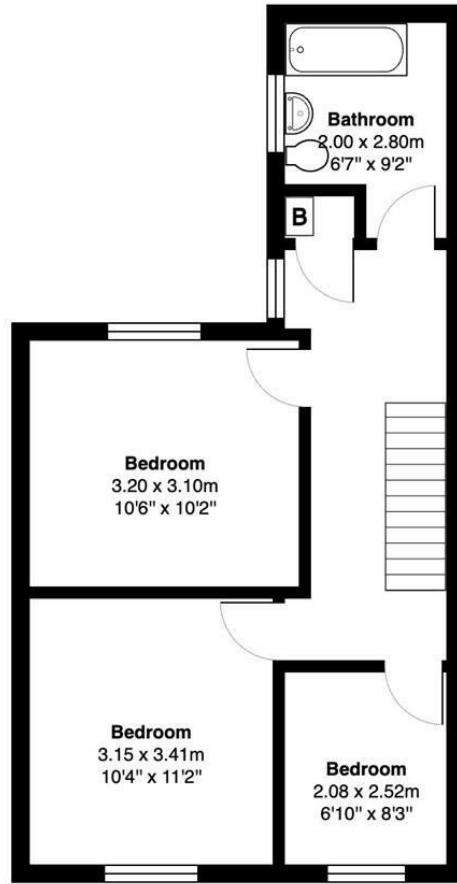
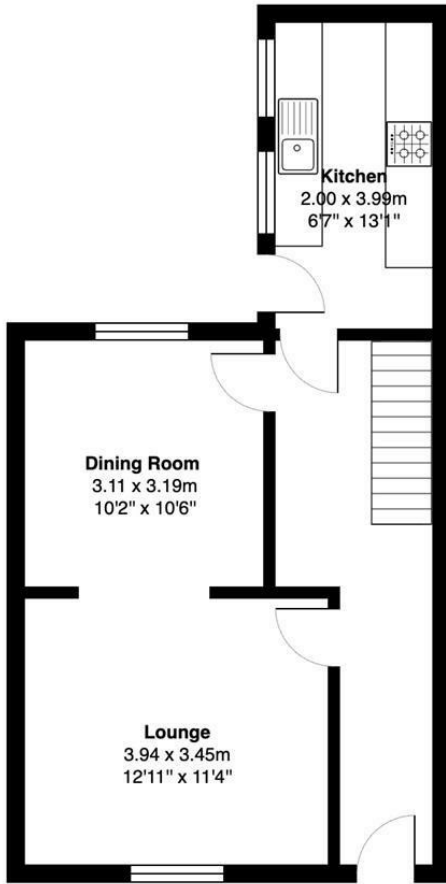
Mains gas, water, electricity and drainage

## MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

## VIEWING STRICTLY BY APPOINTMENT ONLY





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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