

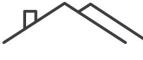


## 15 QUEEN STREET WITHERNSEA

**£129,000  
FREEHOLD**

Nestled in the charming coastal town of Withernsea, this delightful terraced house on Queen Street offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

This terraced house presents a wonderful opportunity for first-time buyers, families, or investors looking to capitalise on the growing appeal of this picturesque area. This property has the added benefit of having no chain! Don't miss the chance to make this lovely home your own.

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



The home features three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The single bathroom is thoughtfully designed, catering to the needs of modern living. Withernsea is known for its friendly community and beautiful seaside, making this property an excellent choice for those who appreciate coastal life. The location offers easy access to local amenities, including shops, schools, and recreational facilities, ensuring that everything you need is within reach.

#### **Lounge**

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

Good sized lounge with gas fire and fireplace in situ, archway leading to dining room.

#### **Diner**

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

Large dining room with doorway to hall leading to kitchen. Window overlooking back yard

#### **Kitchen**

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

Galley kitchen with fitted units, oven (12 months old) and hob with overhead extractor fan. There is also space for washing machine/dryer/dishwasher/fridge-freezer. Door leading to back yard

#### **Bathroom**

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

Large family bathroom with white bath and over-bath shower, toilet and hand basin

#### **Upstairs cupboard**

Large cupboard housing the boiler (14 months old)

#### **Bedroom**

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

Large double bedroom with window overlooking back yard



#### **Bedroom**

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

Large double bedroom with window overlooking street

#### **Bedroom**

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

Single bedroom with window overlooking street

#### **Outside**

Small enclosed yard with access to side alley

#### **Extra information**

All windows and front door installed in last 12 months. Property is freshly painted. Carpets and vertical blinds included in the property

#### **Additional Information**

COUNCIL TAX/BUSINESS RATES

Band - A

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating - awaiting

#### **SERVICES**

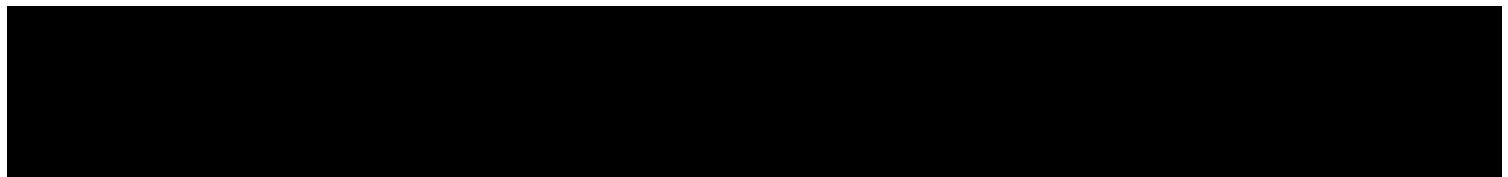
Mains gas, water, electricity and drainage

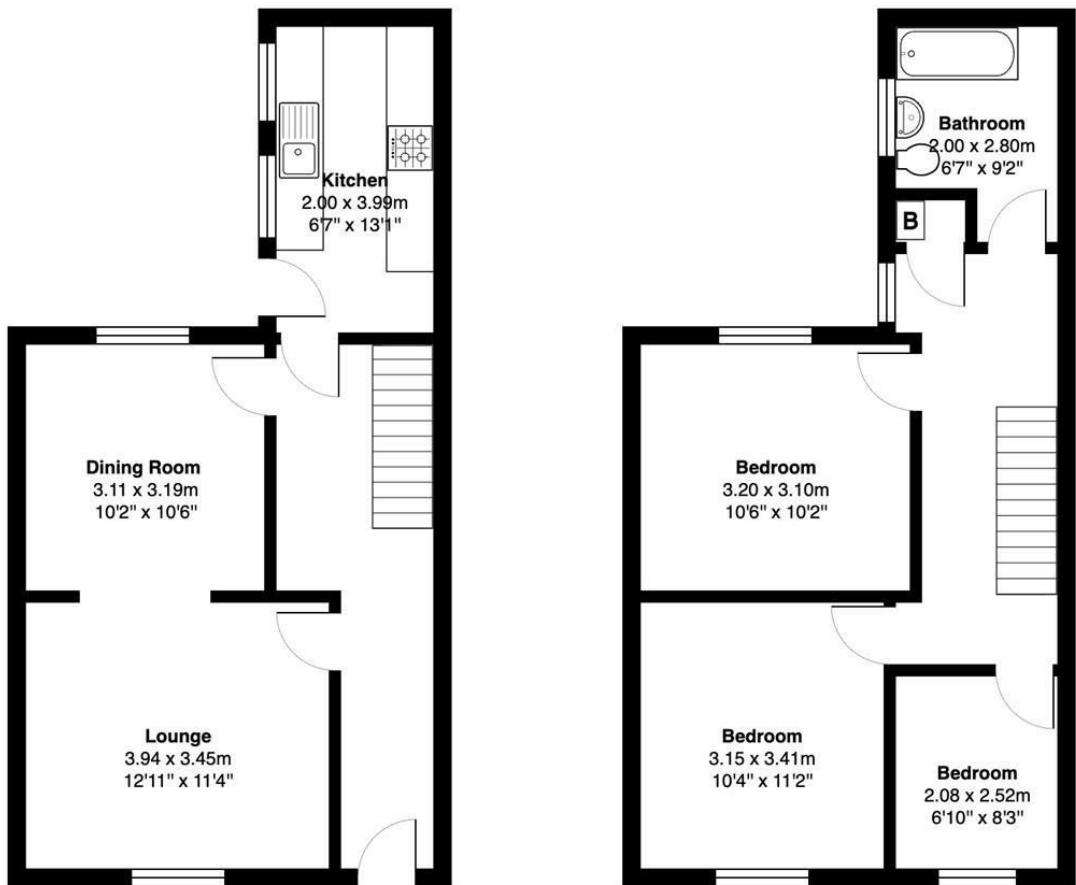
#### **MISDESCRIPTIONS/MEASUREMENTS**

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**





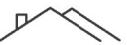


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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