



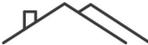
**60 BANNISTER STREET
WITHERNSEA**

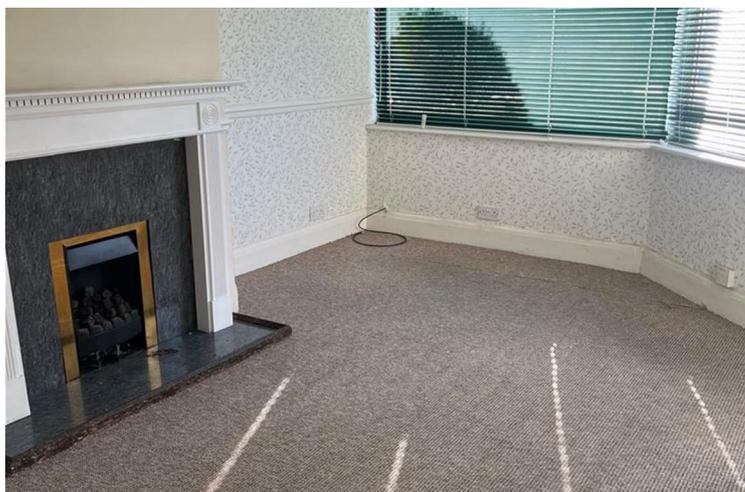
**£110,000
FREEHOLD**

Frank Hill & Son are pleased to offer to the market this two bedroom end terrace, situated near Withernsea promenade.

The house briefly comprises of a living room, kitchen, bathroom, two bedrooms, front yard and rear garden with a shed and outside toilet.

This is a perfect starter home or for someone looking to downsize and be near the sea


FRANK HILL & SON
Lettings and Estate Agents
established 1924



FRONT DOOR

UVPC white door with and decorative glass pane

LIVING ROOM

14'3" x 11'0" (4.36 x 3.36)

Large bright bay like window to the front of the property, gas fire with fireplace and newly carpeted, radiator. Featuring a round plaster rose on ceiling

KITCHEN/DINNER

14'2" x 8'10" (4.33 x 2.71)

Range of base and wall units, plumbing for dishwasher, gas cooker, access to the rear garden and understairs storage housing ideal boiler. lino flooring, with 1 large UVPC window and a smaller one to the side above the sink

HALLWAY

Stairs are carpeted leading to a small landing with single window and blind

BATHROOM

5'6" x 6'5" (1.68 x 1.97)

White three-piece suite, comprising of WC, WHB and large shower with seat, heated towel rail, panel walls and lino flooring

MASTER BEDROOM

14'2" x 13'9" (4.32 x 4.20)

Large master bedroom with two windows, carpets, double glazed window over looking the street, views of the sea from upstairs, and built in storage. Aertex ceiling

BEDROOM 2

10'0" x 8'2" (3.06 x 2.50)

Second double bedroom, carpet, double glazed window overlooking the garden

OUTSIDE SPACE

Front garden, beautifully utilised with flowers. Rear garden access from the kitchen or through the alley via the side gate. The garden has a fully working newly fitted outside toilet and large work shed. The garden benefits also from a shaded sun canopy

GENERAL INFORMATION

TENURE



Freehold with Vacant Possession on Completion

ENERGY PERFORMANCE CERTIFICATE - 'D'

AGENTS NOTES

On the 26th June 2017 the Fourth Money Laundering Directive came into effect. As a consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

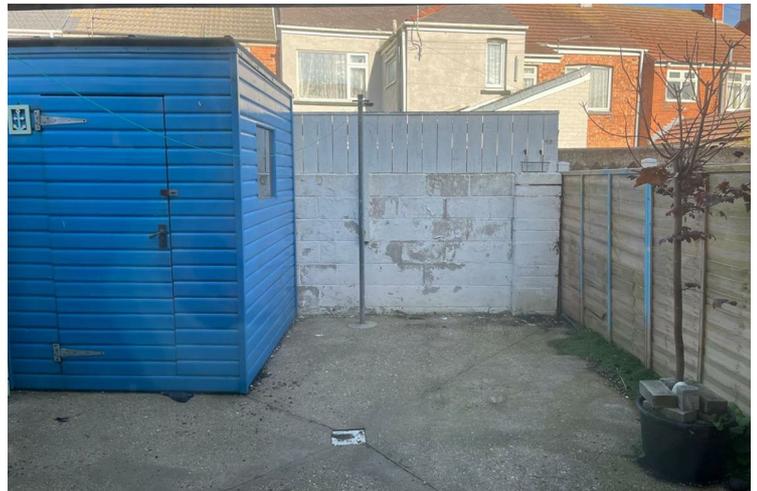
SERVICES

Mains Water, Gas, Electricity & Drainage are believed to be connected.

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -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



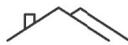


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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