



60 BANNISTER STREET WITHERNSEA

£89,950
FREEHOLD

Offered for sale with no onward chain, this two-bedroom end-terrace property is situated within easy reach of Withernsea's town centre and seafront. Offering well-proportioned accommodation, including a spacious lounge, kitchen/diner, two bedrooms and shower room, the property also benefits from an enclosed rear courtyard. An ideal opportunity for first-time buyers, investors or those looking to downsize.

**FRANK HILL
& SON**
Est. 1924



- No onward chain • Two bedroom end-terrace property • Spacious lounge with bay window • Kitchen/dining room

Situated within the popular seaside town of Withernsea, this two-bedroom end-terrace property offers well-proportioned accommodation and an excellent opportunity for purchasers looking to create a home to their own taste.

The property is conveniently located within easy reach of the town centre, which offers a range of local shops, supermarkets, schools and other amenities, together with Withernsea's promenade and sandy beach.

Internally, the accommodation comprises an entrance hallway leading to a spacious lounge, featuring a bay window to the front elevation and a fireplace providing a focal point to the room. To the rear is a kitchen/dining room, fitted with a range of wall and base units and offering space for a dining table, with direct access to the rear courtyard.

To the first floor are two well-proportioned bedrooms, including a particularly generous main bedroom with a bay window to the front elevation. A shower room, fitted with a white three-piece suite, completes the accommodation.

Externally, the property benefits from an enclosed front garden and a low-maintenance rear courtyard, incorporating a covered seating area, timber storage shed and useful outside storage.

Whilst some cosmetic updating would be beneficial, the property offers plenty of scope for personalisation and would appeal to a range of purchasers, including first-time buyers, investors and those looking to downsize.

Offered for sale with vacant possession and no onward chain, viewing is highly recommended.

Lounge

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

Spacious reception room featuring a bay window to the front elevation, gas fire with decorative surround and hearth, fitted carpet, radiator, picture rail and decorative ceiling rose.

Kitchen

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

Fitted with a range of wall and base units incorporating work surfaces and stainless steel sink with drainer. Space for dining furniture, vinyl flooring, radiator, window overlooking the rear courtyard and external door providing access outside. Understairs storage cupboard housing the boiler.

Bedroom

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

Generously proportioned double bedroom with bay window and additional window to the front elevation, fitted carpet and radiator.

Bedroom

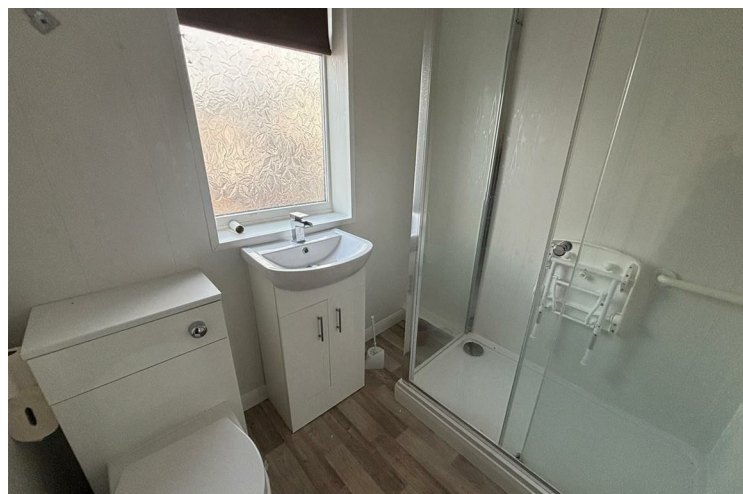
10'0" x 8'2" (3.06 x 2.50)

Double bedroom with window overlooking the rear courtyard, fitted carpet and feature wallpapered wall.

Shower Room

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

Fitted with a white three-piece suite comprising shower enclosure with glazed doors, wash hand basin set within a vanity unit and low-level WC. Vinyl flooring, panelled walls and obscure glazed window.



- Two double bedrooms • First floor shower room • Enclosed rear courtyard with outside WC • Ideal first-time purchase or investment opportunity

Outside

To the front of the property is an enclosed garden area with boundary wall, timber fencing and pedestrian gate. To the rear is an enclosed, low-maintenance courtyard, predominantly laid to concrete, with a covered seating area, timber storage shed and useful outside WC. A pedestrian gate provides access to the side passageway.

Additional Information

Tenure: Freehold

Council Tax: Band A, payable to East Riding of Yorkshire Council.

Energy Performance Certificate (EPC): Rating D. A copy of the EPC is available upon request.

Services: Mains electric, water, gas, drainage. Heating is provided by gas boiler.

Parking: Parking available on the road outside

Broadband and Mobile Coverage: Broadband availability and mobile network coverage can be checked via the Ofcom website at www.ofcom.org.uk.

Flood Risk: No known flood risk

Construction: The property appears to be of traditional brick construction with a pitched roof. The precise construction materials have not been independently verified.

Rights of Way, Easements and Restrictions: The property benefits from rights of way over part of the rear access road, with reciprocal rights benefiting neighbouring properties. The title documentation also contains provisions relating to shared drainage and boundary maintenance. Further details are available upon request

Other Material Information: None

Viewing Arrangements: Strictly by appointment through the selling agents, Frank Hill & Son, telephone 01964 630531.

Important Notice: These particulars are intended as a general guide and do not form part of any offer or contract. All descriptions, dimensions and other information are provided in good faith. Prospective purchasers should satisfy themselves as to the accuracy of the information supplied, and any measurements should be treated as approximate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(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

FRANK HILL & SON

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