Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



207 North Road

Asking Price £109,950

Withernsea, HU19 2AX

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Situated to the north of the town centre, the property enjoys a convenient location within easy reach of local schools, amenities, and transport links. Withernsea itself is a popular seaside town offering a range of facilities, including a leisure centre, well-regarded schools, a doctors surgery, and a charming promenade. The town hosts a variety of seasonal events such as the annual carnival and Summer Time Special, with regular bus services connecting to the City of Hull.

The accommodation briefly comprises an entrance porch leading into a lobby, a comfortable lounge, and a modern fitted kitchen. To the rear, a useful lean-to provides additional space and includes a WC.

To the first floor are two well-proportioned bedrooms and a contemporary shower room.

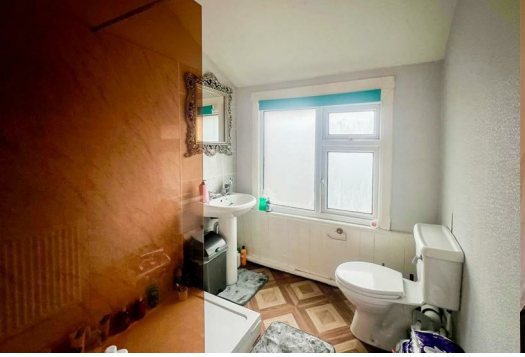
Externally, the property benefits from gardens to both the front and rear, offering outdoor space for relaxation or potential enhancement.

This is a ready-made investment opportunity in a popular coastal location, ideal for landlords seeking a property with established rental income.











Ideally located to the north of the town centre, the property is within easy reach of local schools, everyday amenities, and transport links, making it an attractive and convenient place to live. Withernsea continues to be a sought-after coastal destination, known for its welcoming community, seafront promenade, leisure facilities, and seasonal events that bring the town to life throughout the year.

The property itself provides well-balanced accommodation, including a comfortable lounge, a modern fitted kitchen, and a practical rear lean-to with WC. To the first floor are two bedrooms and a contemporary shower room, offering a functional layout suited to modern living.

Externally, the home benefits from gardens to both the front and rear, adding valuable outdoor space for tenants to enjoy.

Porch

Lounge 15'5" x 12'11" (4.71 x 3.95)

Kitchen 12'2" x 9'10" (3.71 x 3.00)

Lean-to 9'10" x 5'2" (3.00 x 1.60)

WC 5'2" x 2'3" (1.60 x 0.71)

Bedroom 1 11'6" x 11'5" (3.53 x 3.50)

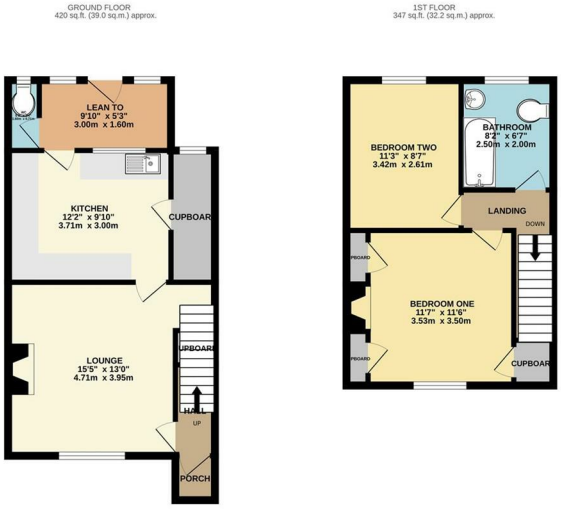
Bedroom 2 11'2" x 8'6" (3.42 x 2.61)

Bathroom 8'2" x 6'6" (2.50 x 2.00)

Garden

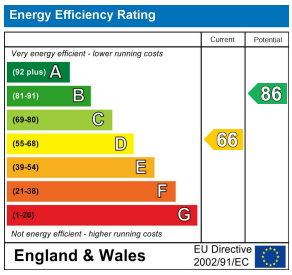
Agent Note

Parking: on street parking, no permit required.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council Tax Band: A





Energy Efficiency Graph



Tenure: Freehold

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

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