

Whitakers

Estate Agents



1 Coastguard Cottages, Hull, HU12 0TP

Price Guide £225,000

****GUIDE PRICE £225,000 TO £235,000****

Having been fully refurbished to a very high standard by the current owners, with all furniture in the property negotiable this double fronted 4 bedroom period property in the sought after village of Easington really needs to be viewed to appreciate the space and versatility on offer.

With many character and period features and spanning 3 floors with a unique lookout tower which offers uninterrupted panoramic views over the Humber Estuary and North Sea, the property briefly comprises, Entrance Hallway, downstairs cloakroom, lounge, bedroom/dining room, fully fitted kitchen and separate utility/dining room to the ground floor and 3 double bedrooms and luxury 4 piece family bathroom to the first floor. Stairs continue to the second floor with large games room which leads into the tower with ladder leading to the lookout point whilst to the rear there is a low maintenance enclosed rear garden.

Also benefitting from recently installed UPVC double glazing and gas central heating system, this unique property is ready to move into and early viewing is recommended!

Entrance Hallway



Recessed storm porch with tiled walls leads to a uPVC front entrance door giving access into a central hallway with a staircase to the first floor landing. With tiled flooring, radiator and steps down to a ground floor WC located under the stairs

Lounge 12'10 x 12'2 (3.91m x 3.71m)



With a uPVC glazed bay window to the front aspect, traditional Victorian fireplace with open grate fire and wooden mantel piece, newly carpeted flooring, radiator and cornice to the ceiling.

Bedroom One/Dining Room 13' x 12'2 (3.96m x 3.71m)



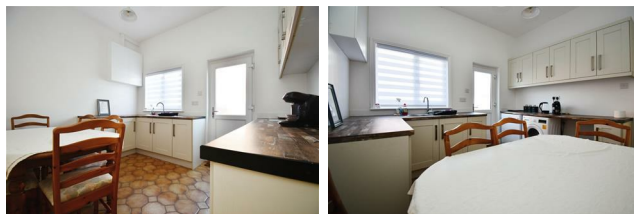
Second front facing bedroom/dining room with uPVC glazed bay window to the front aspect, newly carpeted flooring, radiator and cornice to the ceiling.

Kitchen 12'10 x 10'10 (3.91m x 3.30m)



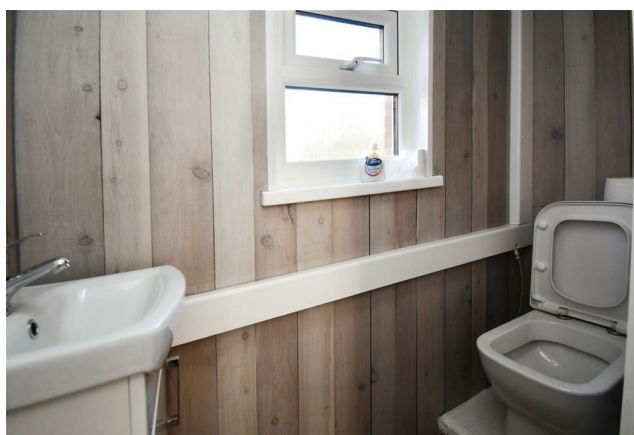
Country styled kitchen with cream shaker units with solid wood worktops, tiled splashbacks and a Belfast sink. Tiled chimney breast with range cooker with alcove cupboards, one of which houses the gas combi-boiler. Tiled flooring, radiator and a rear facing uPVC window.

Utility Room/Dining Room 11'6 x 10'10 (3.51m x 3.30m)



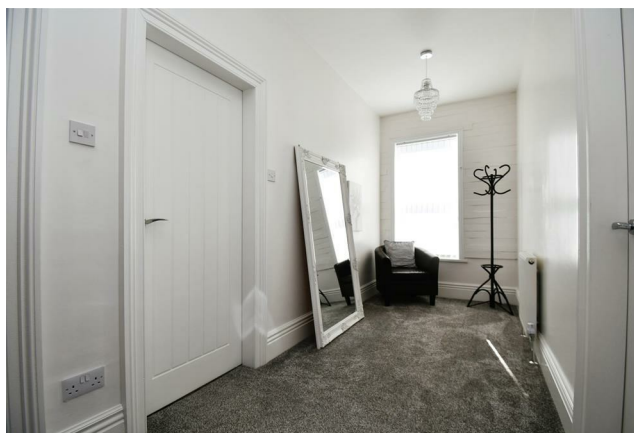
Spacious utility room with a uPVC window and door to rear garden, with cream fitted base units housing a stainless steel sink with drainer. Space/plumbing for a washing machine, dishwasher, tumble dryer and space for a appliances. Tiled flooring and a radiator.

Downstairs wc



Low flush wc with hand wash basin, tiled flooring and an obscured uPVC window to rear aspect.

First Floor landing



Staircase rises and turns to very spacious, freshly carpeted first floor landing with UPVC window to front aspect and central heating radiator.

Bedroom Two 12'10 x 12'2 (3.91m x 3.71m)



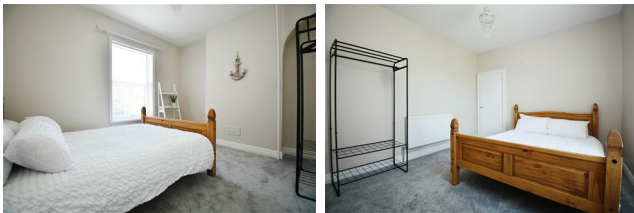
Recently carpeted double bedroom with a Victorian fireplace, radiator and uPVC window.

Bedroom Three 12'2 x 11'6 (3.71m x 3.51m)



Second front facing freshly carpeted double bedroom with a Victorian fireplace, radiator and uPVC window.

Bedroom Four 13' x 10'10 (3.96m x 3.30m)



Recently carpeted rear facing double bedroom with radiator and uPVC window.

Family Bathroom 11'6 x 7'10 (3.51m x 2.39m)



Luxurious family bathroom fitted with a modern four piece suite comprising of a walk-in shower with glass screen and a mains shower with additional hand attachment, panelled bath with wall mounted tap, vanity basin and a low flush WC. Laminate flooring, part tiled walls, radiator and two obscured glass uPVC windows.

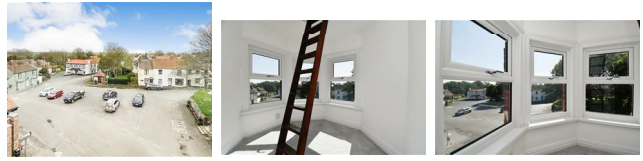
Games room 25'1 x 12'10 (7.65m x 3.91m)



Stairs from first floor landing lead to second floor

loft room with vaulted ceilings under eaves storage and archway to lookout tower.

Lookout Tower 6'11 x 6'11 (2.11m x 2.11m)



Octagonal room with uPVC windows facing out over the village. A fixed ladder and loft hatch gives access into the top of the lookout tower with panoramic uPVC windows to all sides offering spectacular views that stretch out over the North Sea and Humber Estuary.

Outside



To the rear of the property is a low maintenance enclosed courtyard garden laid mostly to paving with gate access to road.

Tenure

The property is Freehold

Council Tax

East Riding of Yorkshire Council

EPC

EPC Rating D

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

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Free Market Appraisals/Valuations

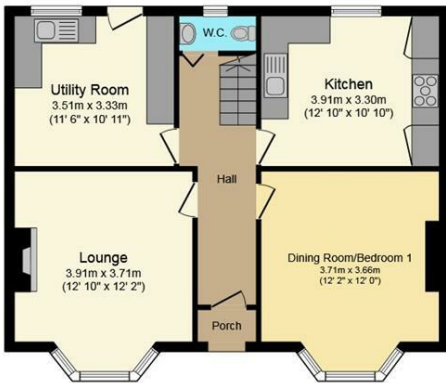
We offer a free sales valuation service, as an

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Whitakers Estate Agent Declaration:

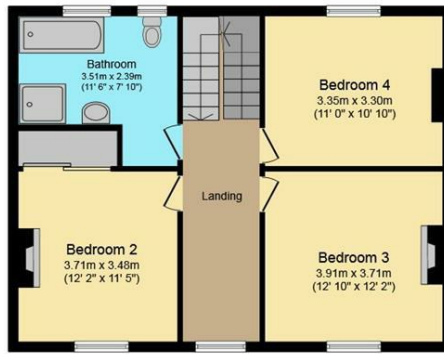
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Floor Plan



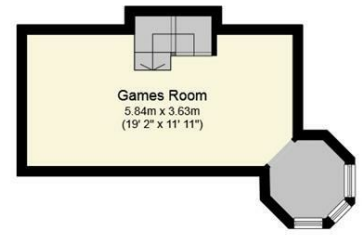
Ground Floor

Floor area 68.4 sq.m. (736 sq.ft.) approx



First Floor

Floor area 66.2 sq.m. (712 sq.ft.) approx



Second Floor

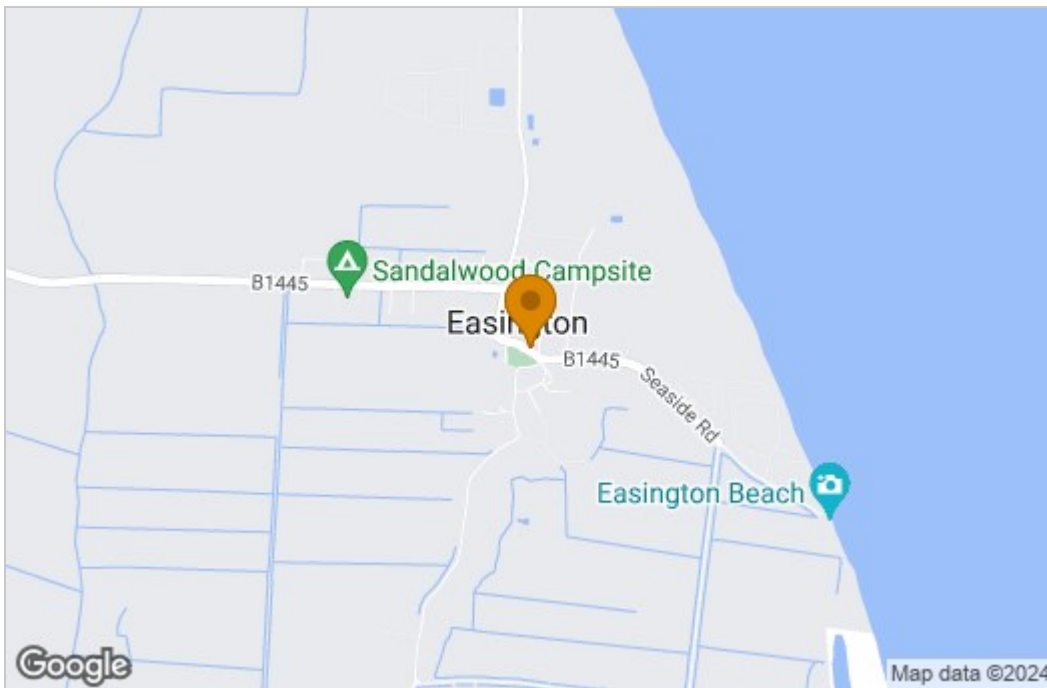
Floor area 19.8 sq.m. (214 sq.ft.) approx

Total floor area 154.4 sq.m. (1,662 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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