

Whitakers

Estate Agents



2 Coastguard Cottages, Hull, HU12 0TP

Offers In The Region Of £155,000

Centrally located in the popular village of Easington with stunning views of the church, this much improved and immaculately presented property provides spacious and flexible family accommodation.

The accommodation briefly comprises entrance hall, lounge with bay window to the front and opening into the dining room/second reception room, fitted kitchen, rear lobby and fully tiled bathroom to the ground floor whilst to the first floor there are three double bedrooms and large walk in storage cupboard which could be utilised as providing a fixed staircase to the attic should this be required (subject to any planning consents).

Also benefitting from an enclosed rear courtyard, UPVC double glazing and gas central heating, viewing is recommended!

LOCATION

The coastal village of Easington is situated close to Spurn Nature Reserve. Located approximately ten miles from the seaside resort of Withernsea which from a weekday bus service. Withernsea lies approximately twenty miles to the east of the city of Hull and offers a variety of shopping facilities including a Tesco supermarket together with schooling and recreational facilities.

The accommodation comprises:

Entrance Porch

Composite front door into entrance porch with tiled floor and door into Entrance Hallway.

Entrance Hallway



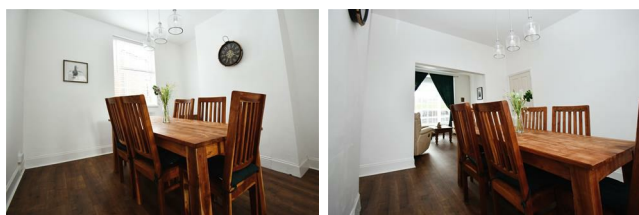
With exposed timber flooring and staircase leading to the first floor

Lounge 13'1 x 11'2 (3.99m x 3.40m)



UPVC Bay window to front aspect, laminate flooring, ceiling cornice, contemporary gas fire, central heating radiator, open into the dining room

Dining Room 12'1 x 11'6 (3.68m x 3.51m)



Continuation of laminate flooring into dining room with central heating radiator and UPVC window to rear aspect.

Kitchen 16'4 x 8'10 (4.98m x 2.69m)



Modernised kitchen with a range of fitted wall and base units, contrasting work surfaces and splash backs, free standing cooking appliance, sink with mixer taps over, under counter dish washer and

washing machine, space for free standing fridge freezer, feature shelving, tiled floor and UPVC window to rear.

Rear Lobby



Laminate flooring, UPVC French doors to rear and central heating radiator.

Bathroom 8'10 x 6'5 (2.69m x 1.96m)



Fully tiled walls and floor with white suite comprising panelled bath with shower over, low flush w.c., hand wash basin, UPVC window to rear.

First Floor Landing



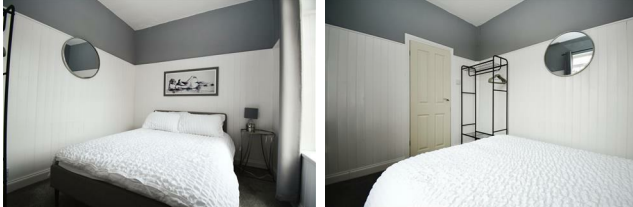
Carpeted flooring, central heating radiator, doors to upstairs rooms and storage cupboard.

Bedroom One 16'9 x 10'9 (5.11m x 3.28m)



Laminate flooring, central heating radiator and two UPVC windows to front aspect offering views of the church.

Bedroom Two 11'6 x 8'4 (3.51m x 2.54m)



Carpeted flooring, central heating radiator and UPVC window to rear aspect

Bedroom Three 10'5 x 8'9 (3.18m x 2.67m)



Carpeted flooring, central heating radiator and UPVC window to rear aspect

Walk in cupboard

With further built-in cupboard. This walk-in store could be utilised as staircase access for an attic for this should be required (subject to any necessary planning consents)

Outside



To the front of the property is a small fenced courtyard garden whilst to the rear of the property is a pretty enclosed courtyard making a great location for barbecue's etc.

Tenure

The property is freehold

Council Tax

The property is currently registered for Business rates although this can be changed back to residential via 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:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

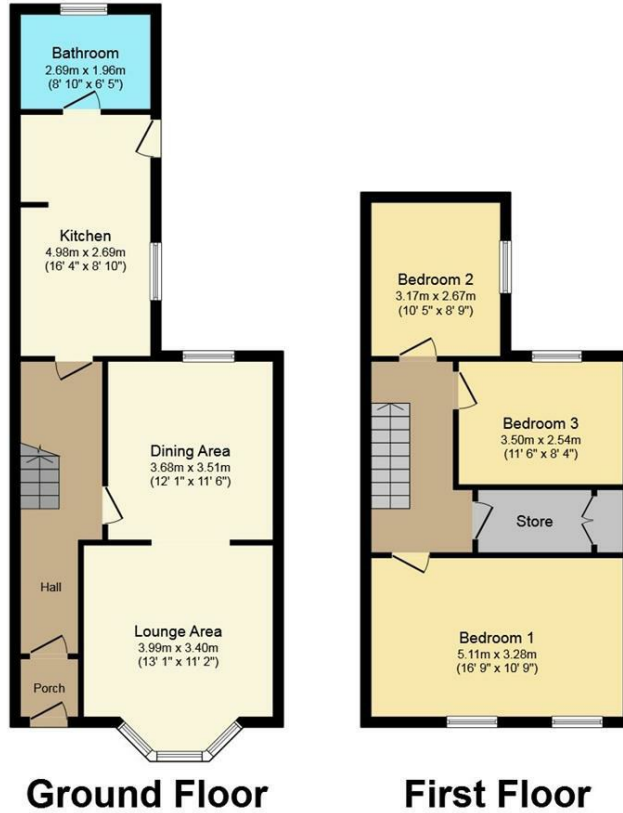
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Whitakers Estate Agent Declaration:

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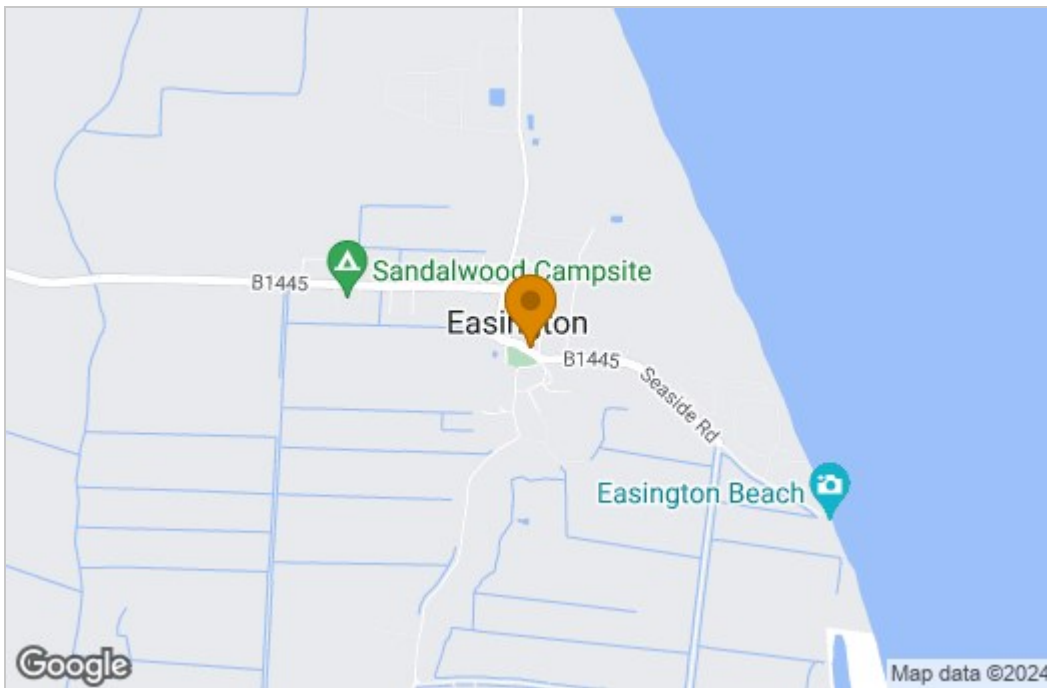
Floor Plan



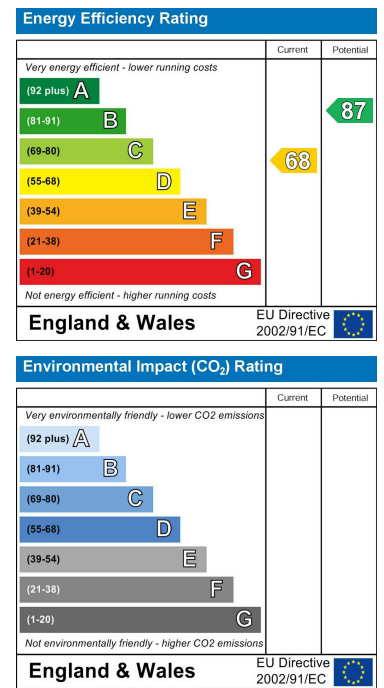
Total floor area 105.4 m² (1,134 sq.ft.) approx

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

Area Map



Energy Efficiency Graph



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