



## The George & Dragon

Withernsea, HU19 2QR

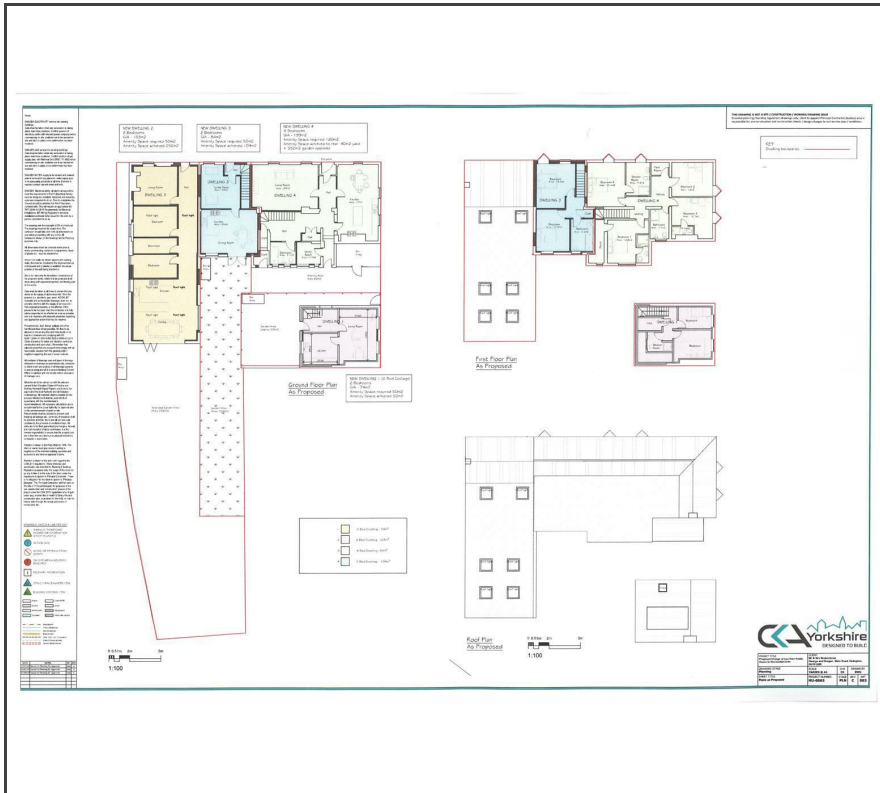
Offers in the region of £345,000

- DEVELOPMENT OPPORTUNITY
- Full planning consent
- Conversion of former public house
- 4 Dwellings
- Delightful village setting
- Planning reference 24/00291/PLF
- Rarely available
- Three miles south of Withernsea
- Imaginative scheme
- Viewing is a must!

### Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

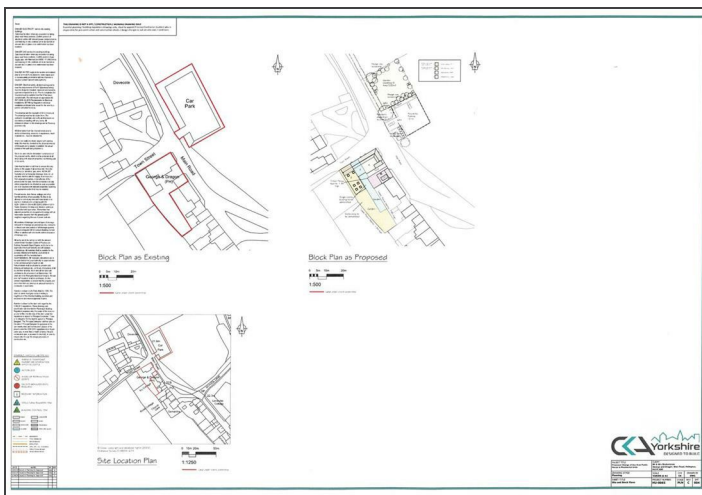
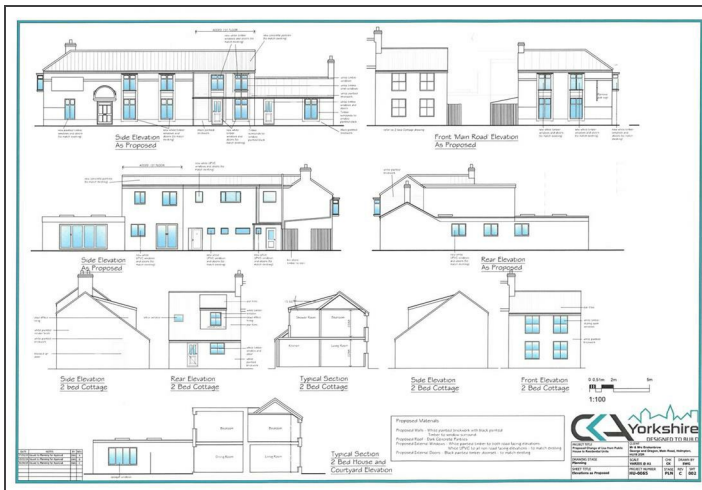
## Floor Plan



## Area Map



## Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.