



QUICK&CLARKE

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2 Lynton Cottages, Withernwick HU11 4TD
Offers in the region of £175,000

- Deceptive Cottage
- Extended to the Rear
- Super Day Room & Kitchen
- Two Bedrooms
- Large Garden
- Westerly Aspect to Rear
- Energy Rating - TBC

A particularly deceptive two bedroomed cottage which enjoys a lovely village location with spacious lounge and a super living kitchen to the rear and generous garden with a Westerly aspect.

LOCATION

This property forms part of a row of four cottages known as Lynton Cottages and fronts onto Main Street within this pleasant village.

Withernwick is a small Holderness Village which is located about 4.5 miles by road to the south of Hornsea (5.5 miles from town centre to village centre) and about 13 miles to the north east of the city of Hull. The village has a parish population of around 453 (2011 census) with a public house and a limited country bus service. More comprehensive facilities are readily available in the nearby seaside town of Hornsea.

ACCOMMODATION

The accommodation has LPG heating via hot water radiators from a modern Combi boiler, UPVC double glazing with attractive sash UPVC windows to the front elevation and the accommodation is arranged on two floors as follows:

LOUNGE

18'11" x 12'1" (5.77m x 3.68m)
With composite front entrance door, downlighting to the ceiling and two central heating radiators.

DINING ROOM

12'7" narrowing to 8' x 13'6" overall (3.84m narrowing to 2.44m x 4.11m overall)
With a built in storage cupboard, stairs leading off, wall mounted central heating boiler, one central heating radiator and open arch to:

COMBINED DAY ROOM AND KITCHEN

9'6" x 18'5" (2.90m x 5.61m)
With a vaulted ceiling incorporating three double glazed Velux roof lights, a good range of fitted base and wall units incorporating work surfaces with an inset sink, a ceramic hob and feature splashback, built in double oven and plumbing for an automatic washing machine, downlighting to the ceiling, one central heating radiator, UPVC side entrance door and double French doors to the rear garden.

BATHROOM/W.C.

6'2" x 5'6" (1.88m x 1.68m)
With an inner lobby leading from the dining room and comprising of a panelled bath with shower over, wash hand basin, low level W.C. and a ladder towel radiator.

FIRST FLOOR

Small landing with doorways to:

BEDROOM 1 (FRONT)

12'1" x 12'3" (3.68m x 3.73m)
With one central heating radiator.

BEDROOM 2 (REAR)

9'11" x 7'1" (3.02m x 2.16m)
With one central heating radiator.

OUTSIDE

Whilst the property fronts onto the pavement there is on street parking available on Main Street.

To the rear is a particularly generous garden with a large decked terrace adjoining the day room and kitchen and beyond this is a mainly lawned garden with mature borders, a fruit tree and a fenced surround. There is also an outside cold water tap, small outbuilding housing refuse bins, LPG gas bottle storage area to the side of the kitchen and an external power point. There is also a pedestrian access over the adjoining property.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band A.

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.