

LEONARDS

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Estate Agents
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14 Railway Crescent, Withernsea, East Yorkshire, HU19 2HF

- Deceptive and Interesting Family Home
- Viewing Highly Recommended to appreciate the Space Provided
- Tastefully Decorated Throughout
- Entrance Lobby to Hallway with Stairs off
- Front Facing Lounge with Dining Room
- Kitchen with Craft Room off
- Garden Room Conservatory
- Two First Floor Bedrooms and Dressing Room
- Modern White Four Piece Bathroom Suite and Loft Area
- Enclosed Rear Garden Area with Workshop Store

Asking Price £150,000



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Tel: 01482 375212

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14 Railway Crescent, Withernsea, East Yorkshire, HU19 2HF

Two bedroom semi detached family house (joined at the rear with neighbouring outbuildings). Conveniently located off Queen Street, the property is well placed for local amenities nearby and within a short walk of The Promenade. Tastefully decorated, this interesting property must be viewed to fully appreciate the space provided. The accommodation comprises:- Entrance lobby, hallway with stairs off, lounge, dining room, kitchen, craft room, garden room conservatory, split level first floor landing, master bedroom with dressing room, bedroom two and a family bathroom with four piece suite. Second floor boarded out loft space with roof light window. Enclosed rear garden area with workshop store. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

The property is located along Railway Crescent off Queen Street, in Withernsea which is a seaside town located approx. 19 miles to the east of Hull City Centre. There is a range of local facilities, including the local landmark the white inland lighthouse. The wide promenade reaches north and south from the Pier Towers.

Entrance Lobby

Main front entrance door provides access into the property. Tiled floor and feature exposed brick inner wall. Internal single glazed door opens into:

Hallway

Stairs lead off to the first floor accommodation, radiator and access into the ground floor rooms off.

Lounge

10'2" to back of cb x 16'10" into bay (3.101m to back of cb x 5.139m into bay)

Bay window to the front, multi fuel room heater, radiator and wooden effect flooring. Double doors open into:

Dining Room

10'0" x 12'0" (3.064m x 3.666m)

Window to the rear elevation, wooden effect flooring, under stairs cupboard. Access into:

Kitchen

8'10" x 14'1" (2.706m x 4.299m)

Fitted with a range of base and wall units, work surfaces over which incorporate the single drainer sink unit with mixer tap. Complimentary splashbacks, space for appliances including range style cooker, fridge/freezer and washing machine. Window to the side elevation and access into:

Craft Room

7'10" x 12'11" (2.410m x 3.956m)

Fitted worktop with cupboards, window to side elevation with side entrance door, radiator and roof light window. Access into:

Garden Room Conservatory

7'9" x 9'5" (2.368m x 2.883m)

Overlooking the rear garden area with door to the side. Electric fan heater.

First Floor Split Level Landing

A split level landing area with stairs off to the second floor loft area. Useful utility cupboard with gas fired central heating boiler and space for dryer. Lobby area with multi fuel room heater and access doors to all rooms off.

Bedroom One

16'0" to back of wardrobes x 8'2" (4.883m to back of wardrobes x 2.513m)

Two windows to the front elevation, range of wardrobes, two radiators and wooden effect flooring. Access into:

Dressing Room

11'0" x 5'2" (3.360m x 1.598m)

With hanging rails, shelving and light.

Bedroom Two

10'3" to back of cb x 12'0" (3.137m to back of cb x 3.668m)

Window to the rear elevation, radiator and wooden effect flooring.



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Bathroom

8'9" x 8'10" (2.689m x 2.703m)

Fitted with a four piece suite of roll top bath with separate mixer tap, wash hand basin, WC and shower cubicle with curved screen. Windows to the side and rear elevations, tiling to the walls and wooden effect flooring.

Second Floor

Loft Space

12'4" x 15'3" (3.773m x 4.654m)

Boarded out loft space with roof light window, sloping ceiling profiles, radiator and access to eaves.

Outside

The property has a shared side passage access which leads to the rear. The enclosed rear garden area is designed for low maintenance with paved area, some decking and garden pond. At the rear of the garden is a useful workshop store.

Energy Performance Certificate

The current energy rating on the property is D (62).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number WIS063014000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

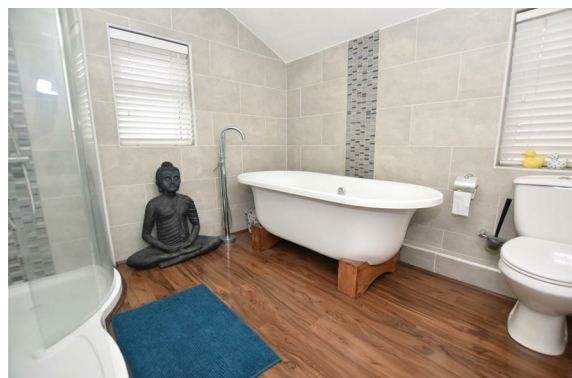
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

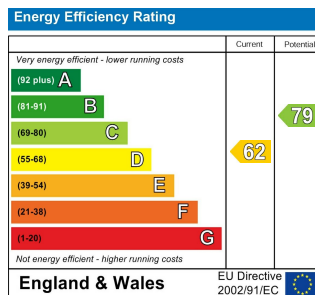
*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





Potential Layout for guidance purposes only.
Room Measurements are approx.
Plan produced using PlanUp.

14 Railway Crescent, Withernsea



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.