



25 Waxholme Road, Withernsea, East Yorkshire, HU19 2BT

- Two Bedroom Mid Terrace House
- Kitchen with Rear Porch
- Store with access to Garden Room
- Located in coastal town of Withernsea
- Entrance Porch with access to Lounge
- Ground Floor Bathroom and separate Shower Room
- Two First Floor Bedrooms and Second Floor Loft Area
- No Forward Chain

Offers In The Region Of £85,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

25 Waxholme Road, Withernsea, East Yorkshire, HU19 2BT

Vacant two bedroom mid terrace house, requiring a scheme of updating and improvements but with lots of potential. Located in coastal town of Withernsea, with a short walk to the beach. The accommodation comprises:- Entrance porch, lounge, kitchen, rear porch, with access to store room with garden room off, ground floor bathroom and shower room, two first floor bedrooms and second floor loft area. Gardens to the front and rear, range of outbuildings including sheds, greenhouse and summerhouse. Gas fired central heating system and majority double glazing.

Location

The property is located along Waxholme Road, 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 Porch

Main front entrance door provides access into the property. Inner single glazed door leads into:

Lounge

11'11" x 12'1" + bay (3.643m x 3.708m + bay)

Bay window to the front elevation, fire surround with coal effect gas fire, radiator and access into:

Kitchen

11'10" x 11'10" max (3.612m x 3.631m max)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit, appliances of electric oven with gas hob and hood over. Space for washing machine and slimline dishwasher. Under stairs cupboard/recess and radiator.

Ground Floor Bathroom

7'3" x 5'7" (2.224m x 1.710m)

Suite of bath with shower over, wash hand basin and WC. Single glazed internal window, part tiled walls and radiator.

Rear Porch

4'2" x 11'10" (1.291m x 3.613m)

Rear entrance door, window, work top and access into:

Store Room

7'3" x 5'9" (2.235m x 1.776m)

Access into:

Ground Floor Shower Room

6'11" x 5'5" (2.120m x 1.675m)

Suite of shower cubicle with mains shower, wash hand basin and WC. Part tiled walls and cupboard. Access into:

Garden Room

6'10" x 12'6" (2.102m x 3.821m)

Currently used as a bedroom. this versatile space has a window to the side elevation, Baxi gas wall heater and French doors to the lean to greenhouse at the rear.

First Floor

Access to second floor loft area.

Bedroom One

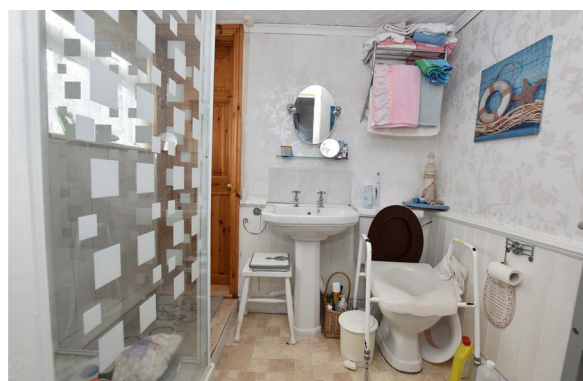
10'9" x 10'2" (3.283m x 3.116m)

Window to the front elevation and cupboard.

Bedroom Two

8'11" x 12'2" (2.736m x 3.717m)

Window to the rear elevation, radiator and wall mounted gas fired central heating boiler.



Second Floor Loft Area

11'0" x 9'8" (3.364m x 2.951m)

Sloping ceiling profiles with roof light window and access to eaves.

Outside

The property has garden areas to the front and rear. The front stands behind a hedged boundary with a lawned front garden area. The generous size rear garden has fruit trees and is laid to lawn with garden sheds, greenhouse and summerhouse.

Summerhouse

9'7" x 7'7" (2.933m x 2.314m)

Double glazed windows and power.

Energy Performance Certificate

The current energy rating on the property is D (63).

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number WIS083025000. 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 procuration fee they receive.

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 not 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

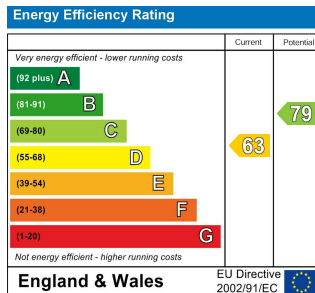
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling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

25 Waxholme Road, 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.