

# LEONARDS

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## 3 Post Office Row, Withernwick, Hull, HU11 4TE

- Vacant Two Bedroom Mid Terrace Cottage
- Lobby with Shower Room off
- First Floor
- Rear Courtyard
- Part Electric Heating
- Entrance into Lounge
- Rear Facing Kitchen
- Two Bedrooms
- Double Glazing
- Viewing Via Leonards

**Offers In The Region Of £80,000**



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# 3 Post Office Row, Withernwick, Hull, HU11 4TE

Vacant two bedroom mid terrace cottage style house. Located in this pleasant village the accommodation comprises:- Entrance into lounge, inner lobby, shower room, rear facing kitchen with stairs off to the first floor two bedrooms. Rear courtyard. Double glazing and part electric heating. Viewing via Leonards.

## Location

Withernwick is a small village located in the East Riding of Yorkshire. It is approximately 12 miles east of the city of Hull. With its quaint cottages, ancient church, and local pub. Withernwick is an ideal spot for tourists seeking a peaceful retreat, away from the hustle and bustle of city life. Its close proximity to the stunning Yorkshire coastline makes it a perfect base for exploring the wider region.

## Entrance into Lounge

12'0" x 12'0" (3.661m x 3.658m )

Main front entrance door provides access into the property. Window to the front elevation. Beamed style ceiling. Wooden effect flooring. Bio oil fuelled fire (not tested).

## Lobby

Access into rooms off.

## Shower Room

7'8" max x 4'5" (2.338m max x 1.348m)

Suite of shower cubicle, wash hand basin and WC. Towel rail type radiator.

## Kitchen

9'3" x 11'2" (2.823m x 3.418m)

Fitted with a range of base and wall units, Work surfaces with sink unit. Appliances of oven. Space for washing machine and fridge/freezer. Rear entrance door. Stairs off to the first floor accommodation. Cylinder cupboard.

## First Floor

Access to rooms off.

## Bedroom One

11'11" to back of wardrobes x 12'1" to back of chi (3.657m to back of wardrobes x 3.692m to back of ch)

Window to the front elevation. Range of wardrobes.

## Bedroom Two

9'0" to back of cupboard x 7'6" (2.767m to back of cupboard x 2.301m)

Window to the rear elevation. Cupboard. Sloping ceiling profile.

## Outside

Rear courtyard.

## Energy Performance Certificate

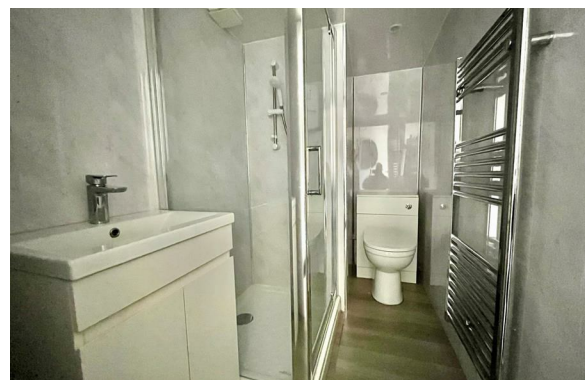
The current energy rating on the property is G (19).

## 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 A for Council Tax purposes. Local Authority Reference Number WIW035592020. 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.

**Services**

The mains services of water 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**

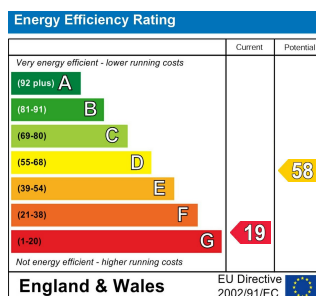
The tenure of this property is Freehold.

**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.



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.