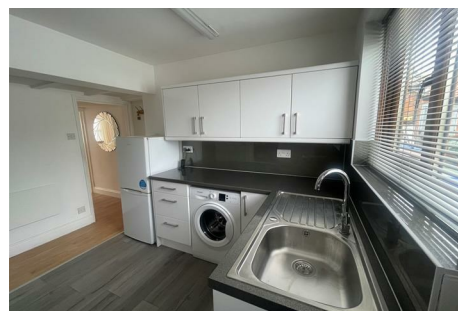




Post Office Row Withernwick Hull, HU11 4TE

Nestled in the charming village of Withernwick, Hull, this delightful cottage on Post Office Row offers a perfect blend of comfort and character. With its tasteful decor, this cosy two-bedroom property is ideal for those seeking a peaceful retreat.

Upon entering, you are welcomed into a warm reception room that exudes a homely atmosphere, perfect for relaxing after a long day. The cottage features two well-appointed bedrooms, providing ample space for rest and relaxation. The ground floor shower room adds convenience, making it suitable for both families and guests.

One of the highlights of this property is the lovely rear courtyard, which offers a private outdoor space for enjoying the fresh air or entertaining friends and family. The quaint surroundings of Withernwick enhance the appeal of this cottage, with a lovely local pub restaurant just a stone's throw away, perfect for enjoying a meal or a drink in a friendly atmosphere.

This charming cottage is not just a home; it is a lifestyle choice, offering a serene environment while still being close to local amenities. Whether you are looking to settle down or seeking a weekend getaway, this property is a wonderful opportunity to embrace the tranquil village life.

EPC Rating - C, Council Tax Band - A, Tenure - Freehold.

£105,000

Living Room

12'0" x 12'0" (3.66 x 3.66)

Beautiful light airy room with original beamed ceiling, The bio-oil fuelled fire with hearth and surround are a feature of this cosy room with double glazed door and window. Laminated wood effect flooring compliment this room.

Hall

4'5" x 3'10" (1.37 x 1.17)

Inner hall with laminate flooring leading to kitchen and shower room.

Kitchen

9'3" x 11'2" (2.82 x 3.41)

Modern, classy kitchen with base and wall units dressed with laminate work surfaces and splasbacks oozing style. Boasts a sink unit and drainer with mixer tap plus electric oven. Double glazed barn style door adds charm to this room.

Shower Room

8'0" x 4'5" (2.46 x 1.35)

Tastefully decorated with shower boards plus step in shower cubicle, low level W.C and handwash basin. Finishing touches include heated towel rail, LED lights plus laminated flooring.

Bedroom 1

11'11" x 11'2" (3.65 x 3.42)

Window overlooking the front. The fitted wardrobes offer plenty of storage space plus laminated flooring adds elegance to the room.

Bedroom 2

9'1" x 7'6" (2.77 x 2.30)

Bedroom overlooking the courtyard with fitted wardrobes and laminated flooring.

Rear courtyard

Cosy courtyard for relaxing with brick wall boundary and paved flooring. Access is given to neighbour to allow refuse collection. Picket fencing between adjoining cottage.

About Us

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Disclaimer

Laser Tape Clause
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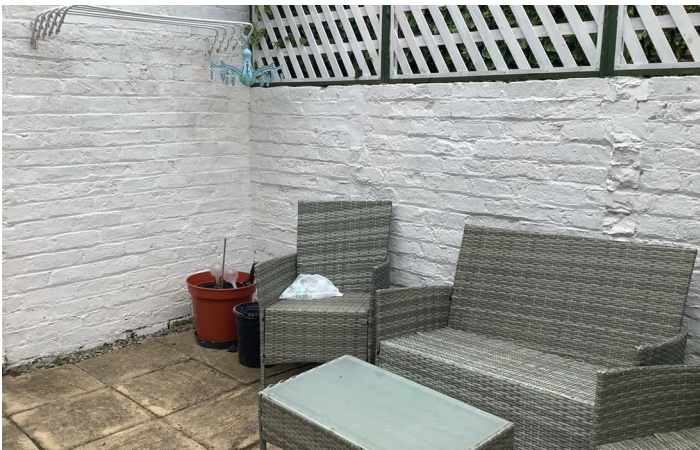
Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Key ready home
- Close to Hornsea and Beverley
- Ground floor shower room
- Must be viewed to truly appreciate

- Tastefully decorated with many original features
- Lovely village location
- Quaint courtyard

- Well designed kitchen
- Bio Fuel fire with hearth and surround a feature in the living room
- Chain free



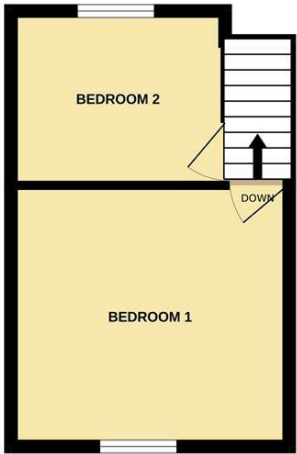


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	