



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 The Brambles

Asking Price £175,000

Easington Hull, HU12 0SR



FOUR BEDROOM DETACHED HOUSE IN VILLAGE LOCATION.

Four bedroom detached house located in the village of Easington, offered to the market with no onward chain and vacant possession. The property briefly comprises; entrance hall, ground floor WC, lounge, kitchen, separate utility room and the garage, to the first floor are four spacious bedrooms, one with ensuite shower room and the house bathroom. The property has off street parking to the front and to the rear is a large garden, mostly laid to lawn and enclosed by fenced boundaries. With Upvc glazing throughout and gas fired central heating in place (not tested). In need of some tlc in places but priced accordingly to reflect this, viewings are available now via appointment only and potential purchasers need to be aware that certain conditions will be applied upon acceptance of an offer and we advise you contact us first to discuss before travelling any great distances to view.





Hallway

A Upvc front door leads into a spacious hallway with access to the lounge, kitchen, WC and stairs rising to the first floor.

Lounge 16'8" x 12'1" (5.1m x 3.7m)

A large lounge pans from front to back of the property with double patio doors opening onto the garden, central heating radiator and Upvc windows looking out onto the street.

Kitchen 21'3" x 10'9" (6.5m x 3.3m)

The kitchen can be found to the rear of the property with double Upvc doors opening out onto the garden, fitted kitchen units and a sink.

WC 6'10" x 3'3" (2.1m x 1m)

A small WC is situated on the ground floor comprising of toilet and wash hand basin.

Utility Room 7'6" x 6'10" (2.3m x 2.1m)

A utility room with fitted units, sink and a

cupboard housing the boiler. Access to the side passageway from the utility is through an external Upvc door.

Bedroom 1 13'5" x 10'9" (4.1m x 3.3m)

Bedroom 1 has double Upvc doors with views onto the garden, central heating radiator and ensuite. The ensuite comprises of shower with mains fed shower head, toilet, sink with mixer tap and Upvc window.

Bedroom 2 11'9" x 8'10" (3.6m x 2.7m)

Upvc window and central heating radiator.

Bedroom 3 12'1" x 7'10" (3.7m x 2.4m)

Upvc window and central heating radiator.

Bedroom 4 8'10" x 8'2" (2.7m x 2.5m)

Upvc window and central heating radiator.

Bathroom 6'6" x 5'10" (2m x 1.8m)

The bathroom includes a bath with mains fed shower and tiled shower wall, a heated towel rail, sink with mixer tap and a Upvc window.

Garden

The garden is mainly laid to lawn with a fence surround. A garage is included with this property and can be found to the left of the property with a side access door from the garden.

AGENT NOTES

Parking: off street parking is available with this property.

Heating & Hot Water: heating is provided by a gas fired boiler and water tank provides the hot water.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

All services/ appliances have not and will not be tested.

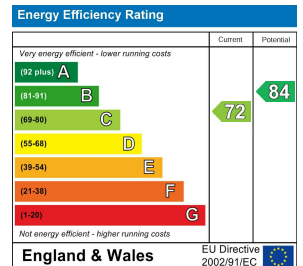


TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.
These energy efficiency ratings and any other information are provided for guidance only. They are not intended to be used as a basis for any decision. For more information on energy efficiency ratings, please visit the Energy Efficiency Rating website. The energy efficiency rating is based on the Energy Efficiency Rating (EER) of the property. The energy efficiency rating is based on the Energy Efficiency Rating (EER) of the property. The energy efficiency rating is based on the Energy Efficiency Rating (EER) of the property.



Energy Efficiency Graph

Tenure: Freehold



Council tax band D.

Services include mains gas, electric and drainage connections. All services/ appliances have not and will not be tested.

As you enter the village of Easington past the gas terminal the property is situated on the left hand side, where you will see a Goodwin Fox for sale board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.