



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Blacksmiths Cottage

Offers Over £115,000

Blacksmith Corner Easington, HU12 0TN



Set in the lovely village of Easington and within a 10 minute walk to the beach is this very well presented two bedroom mid terrace cottage, having been comprehensively upgraded in recent times to a high standard with all new premium fixtures and fittings including new kitchen, replacement combi-boiler, re-fitted bathroom, tasteful décor and plenty of small touches that create this charming home and offers the perfect weekend retreat for anyone looking for a low maintenance holiday home in the area or those looking for a well presented home near the sea. Briefly comprising of entrance lobby, lounge and kitchen with integrated appliances, to the first floor are two bedrooms and a bathroom with four piece suite. Outside is a low maintenance South facing gravelled area of garden that has beautiful views of All Saints Church. This charming home must be seen to be appreciated, call our office today to arrange an appointment to view.





**Entrance Lobby**

A uPVC front entrance door opens into the entrance lobby with stairs rising to the first floor landing and tiled flooring.

**Lounge 14'1" x 12'9" (4.30 x 3.90)**

Good size living room with a uPVC window to front aspect with wooden shutters, laminate flooring, column radiator, recessed tv point, shelved display alcove and access through into the kitchen.

**Kitchen 11'7" x 7'6" (3.55 x 2.30)**

Newly fitted kitchen with contemporary black units and butchers block wooden worktops, built-in electric fan oven with grill, induction hob, integrated fridge and washing machine, boiler enclosure (housing the new gas fired combi-boiler with wifi-thermostat fitted), composite black sink with drainer and black tap, tiled splash backs, display cabinets with downlights, tiled flooring, feature

vertical radiator with copper valves, under-stair-storage cupboard with shelving, copper sockets & switches, uPVC window and door to the rear.

**Bedroom One 11'11" x 9'10" (3.65 x 3.00)**

Front facing bedroom with two uPVC windows, TV point, radiator and loft access.

**Bedroom Two 7'6" x 12'9" (2.30 x 3.90)**

Second double bedroom with uPVC windows to the front and rear and a radiator.

**Bathroom 7'10" x 6'2" (2.40 x 1.90)**

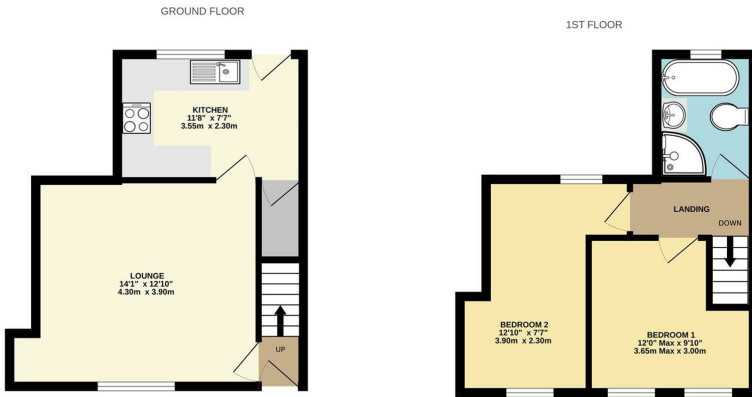
Updated four piece suite bathroom comprising of a roll top bath with freestanding mixer tap, quadrant shower cubicle with dual shower head, low level WC and a counter top basin set on an oak vanity unit with composite counter top. Marbled effect tiled walls, engineered oak flooring and an obscured glass uPVC window.

**Outside**

To the rear is a small gravelled section of garden with an outside tap and a gate that opens onto a shared footpath which continues to the roadside via a pedestrian gate for rear access. Beyond this path is a South facing gravelled area of garden belonging to this property with trellis screening, providing a pleasant space to sit out in, with a brick shed for storage.

**Agent Note**

Parking: on street parking only.  
 Heating & Hot Water: both are provided by a gas fired boiler.  
 Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropix (2023)



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band A.

From our office head south on Queen Street. Turn left opposite the petrol station onto Holmpton Road and continue along the coast road through the village of Holmpton and continue onto Easington. Upon reaching the villas continue past the gas terminal on Dimlington Road and Blacksmiths Cottage is located on the left hand side just before reaching The Marquis of Granby pub.

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.

