



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



18 Briary Cottages

£99,950

Dimlington Road Easington, HU12 0TG



Set in the rural coastal village of Easington, this chain free mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms and a comfortable reception room, this property offers a cosy yet functional living space, perfect for those seeking a peaceful retreat near the sea.

Finished in neutral tones throughout, with a good size kitchen diner and a modern bathroom, with a small enclosed yard at the rear leading onto a single garage within a garage block, providing extra storage.

This property is being sold with no onward chain and vacant possession, allowing for a smooth transition for the new owner. Previously a rental property, it presents a fantastic buy-to-let option for those looking to invest in the thriving rental market of the area. Priced to sell, this home is an attractive proposition for anyone looking to make their mark in the property market and would make a perfect starter home for those on a limited budget. Contact our office today to make an appointment to view.





The property is set back from the roadside via a large grass verge with pathway running across the front of the terrace for access, with the front door opening into a small entrance lobby with stairs leading to the first floor. Access leads into a front facing living room with an exposed brick inglenook fireplace and an under-stairs-storage cupboard. A kitchen diner spams the rear of the property with wooden fronted kitchen units and a built-in oven and hob. Stepping out from the kitchen door is an enclosed rear yard with low maintenance block paving and walled boundaries. A gate leads to a shared hard standing area at the rear where there is a single garage set in a garage block.

To the first floor are two bedrooms, one with fitted wardrobes with mirrored doors, and a bathroom with a modern white bathroom suite.

Entrance

Lounge

Kitchen Diner

Landing

Bedroom One

Bedroom Two

Bathroom

Garden & Garage

Agent Note

Parking: off street parking is available with this property via the rear garage.

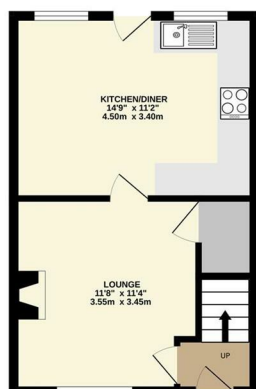
Heating & Hot Water: both are provided by a gas fired boiler.

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.

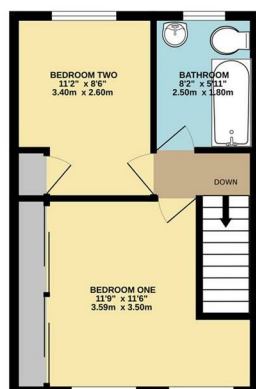
Council tax band A.

The property is connected to mains gas and mains drains services.

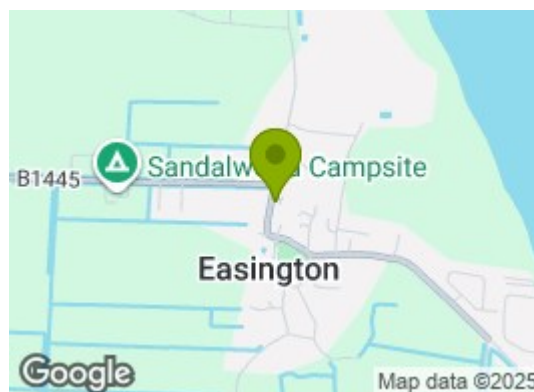
GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

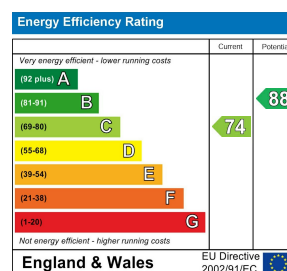


TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan 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 Mapbox CMAPS



Energy Efficiency Graph

Tenure: Freehold



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.

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