

Whitakers

Estate Agents



82 North Road, Withernsea, HU19 2AY

£135,000

Whitakers are delighted to bring this lovely 3 bedroom semi-detached home with loft room to the market.

Ideally situated in the popular coastal resort of Withernsea, just a short walk from the seafront and the wide range of shops and leisure activities, this spacious family home would be ideal for first time buyers and families alike.

Briefly comprising: entrance hallway, lounge, kitchen/dining room, utility room, shower room and conservatory to the ground floor, 3 bedrooms and a family bathroom to the first floor whilst fixed staircase from the first floor landing lead to the handy loft room.

Having the additional benefit of front and rear gardens and garage, together with gas central heating and uPVC glazing throughout, internal viewing is recommended to appreciate the accommodation available!

The Accommodation Comprises

Entrance Hallway



Composite door into entrance hallway with laminate flooring, central heating radiator, uPVC window to side aspect and under stair cupboard.

Lounge 11'3 x 11'1 (3.43m x 3.38m)



With uPVC bay window to front aspect, carpeted flooring and central heating radiator. Opens into.....

Kitchen/Dining Room 17'2 x 11'4 (5.23m x 3.45m)



Dining area with laminate flooring, central heating radiator and uPVC French Doors into rear garden. The Kitchen area features a breakfast

bar seating area together with a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric oven below, stainless steel sink/drainer and integrated dish washer. Laminate flooring, uPVC window to side aspect and door into...

Kitchen



Utility Room 9'10 x 4'1 (3.00m x 1.24m)

With tiled flooring. fitted base units, plumbing for automatic washing machine, side uPVC window and rear uPVC door into conservatory. Sliding door gives access to....

Shower Room 9'10 x 3'4 (3.00m x 1.02m)



Single shower cubicle with electric shower over, vanity hand wash basin and low flush wc. Tiled and panelled walls, heated towel rail and uPVC window to rear aspect.

Conservatory 12'10 x 9' (3.91m x 2.74m)



With French doors into rear garden.

First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring, skylight and stairs to loft room.

Bedroom One 11'3 x 11' (3.43m x 3.35m)



With uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 11'5 x 9'10 (3.48m x 3.00m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 7'4 x 6'9 (2.24m x 2.06m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bathroom 6'3 x 5'6 (1.91m x 1.68m)



Bath with mixer shower over and fitted screen, vanity hand wash basin and low flush wc. Heated towel rail, vinyl flooring, tiled walls and uPVC window to front aspect.

Loft Room 10'8 x 10' (3.25m x 3.05m)



Fixed staircase to loft room with two "velux" style windows and under eaves storage.

Outside



Ro the front of the property is a lawned garden with hedging to perimeters and a shared side driveway leading to the rear garden and single garage. Gate access leads to the spacious rear garden laid mainly to lawn with perimeter fencing and hedging.

Garage



The garage features an up and over door with additional doors to rear garden and a side window.

Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire Council

EPC

EPC rating E

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in

connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 17 Mbps, Superfast 80 Mbp, Ultrafast 1800 Mbps

Coastal Erosion - No

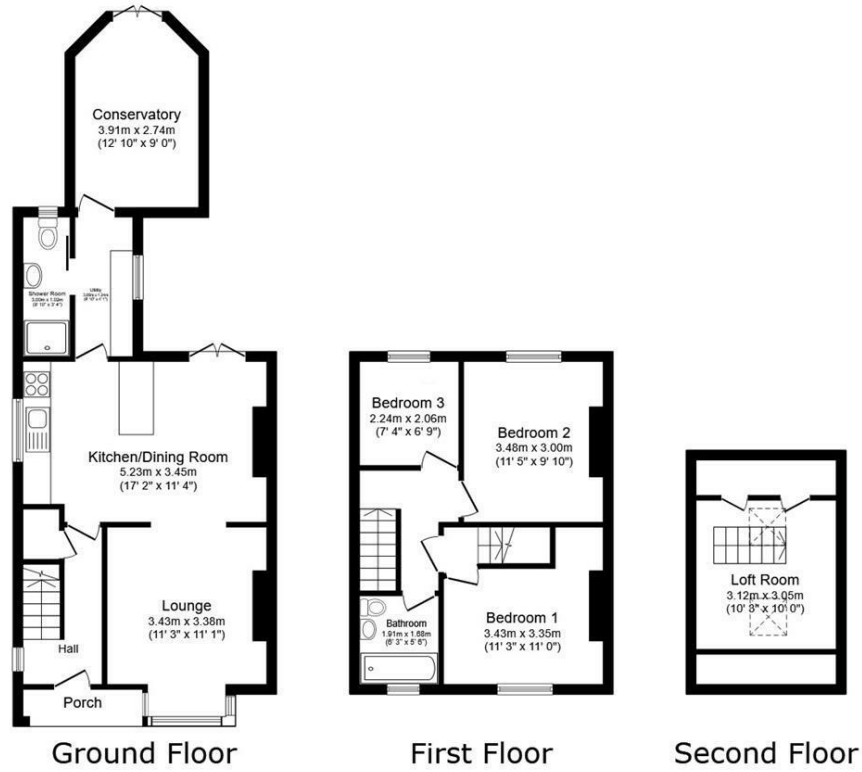
Coalfield or Mining Area - No

Planning - No

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

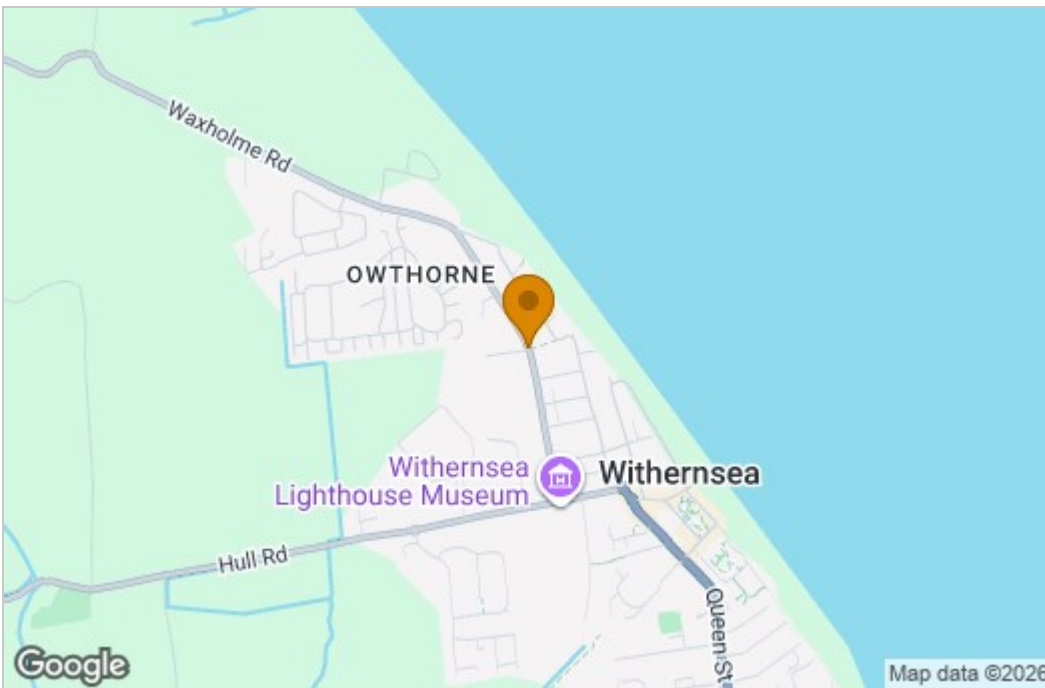
Floor Plan



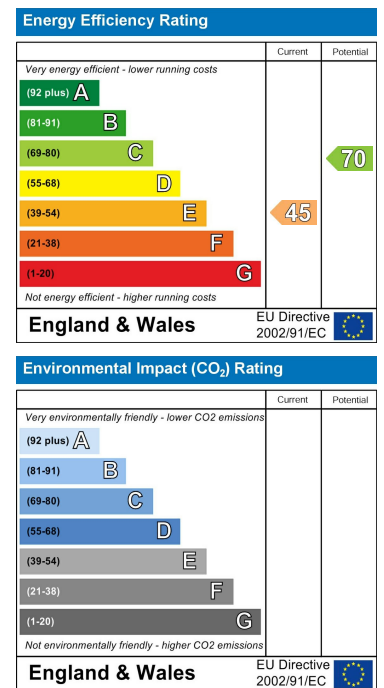
Total floor area: 107.7 sq.m. (1,159 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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