Whitakers
Estate Agents









28 The Glade, Withernsea, HU19 2ET

£195,000

IDEAL FOR FIRST TIME BUYERS/ YOUNG FAMILY

Whitakers are delighted to present this SUPERB SEMI DETACHED HOME to the market, having been loved by the current owner from new the accommodation presents a TURN KEY opportunity, ideal for the first time buyer or young families.

A canopied front ENTRANCE DOOR opens to welcome you in to view the beautifully presented accommodation on offer. Doors open to the INTEGRAL GARAGE and onto a comfortable LOUNGE with feature fireplace.

At the heart of this lovely home is the OPEN PLAN DINING KITCHEN with French doors opening to the rear GARDEN, creating a wonderful space for entertaining family and friends.

Boasting THREE good size BEDROOMS, master having EN SUITE and a separate family BATHROOM to the first floor and GROUND FLOOR W.C.

There is a family & pet friendly rear GARDEN, mainly laid to lawn, adorned with colourful shrubbery, decorative water feature and a paved patio area, ideal for dining "al fresco"

There is PRIVATE DRIVEWAY providing ample OFF ROAD PARKING and access to the GARAGE.

Location - Set on a modern development built by Persimmon Homes in the populare seaside town of Withernsea, approx 19 miles to the east of Hull City Centre. There is a range of local facilities, including well regarded schools, shops and leisure facilities together with a regular bus service into the City of Hull. The property itself is a short distance from the local landmark the white inland lighthouse and the wide promenade and beach.

Viewing is an absolute must !

Accommodation Comprising

Entrance Porch
A canopied front entrance door opens into the porch with doors to the integral garage and the lounge.

Lounge 10'8" x 16'5" (3.26 x 5.01)



A comfortable lounge with feature fireplace and inset "living flame fire" Double glazed window to front elevation, radiator and laminate flooring

Lounge Feature



Feature fireplace with "living flame" fire.

Open Plan Dining Kitchen



At the heart of this lovely home is the open plan dining kitchen with a range of fitted units to base and walls , complimentary work surface. Integrated fridge & freezer, plumbed for automatic washing machine, stainless steel sink with mixer tap and drainer. Built in oven with gas hob and stainless steel extractor hood above. Ample space for table & chairs and French doors opening to the rear garden, creating a lovely space for entertaining family & friends.

Kitchen Area



A range of fitted unts with complimentary work surface.

Dining Area



Ample space for table & chairs with French doors opening to the rear garden.

Ground Floor W.C.



With low level W.C and wash basin. Radiator and laminate flooring.

First Floor

Bedroom One 13'11" x 9'7" (4.26 x 2.94)



A generously proportioned double bedroom with feature wall covering and two double glazed windows to the front elevation, allowing ample light to flow through. Radiator and door to En Suite.

En Suite



With walk in shower cubicle, pedestal wash basin and low level W.C. Towel heater and vinyl flooring.

Bedroom Two 11'4" x 8'8" (3.47 x 2.66)



A double bedroom with double glazed window and radiator.

Family Bathroom 8'8" x 5'6" (2.65 x 1.70)



The family bathroom has a panelled bath with tiling to splashbacks. Pedestal wash basin and low level toilet. Double glazed obscure window, towel heater and laminate flooring.

Bedroom Three 9'10" x 7'11" (3.00 x 2.43)



A single bedroom with double glazed window and radiator.

Integral Garage 16'1" x 7'11" (4.91 x 2.43)
A door from the porch opens to the integral garage with power and light supplied. Metal up and over door provides vehicle access.

Gardens



An enclosed rear garden with an array of colourful shrubbery and a decorative water feature. Mainly laid to lawn with a paved patio area providing ample space for table & chairs, perfect for dining "al fresco" and enjoying your morning coffee.

Garden Feature



Water Feature

Private Driveway & Off Road Parking



A private driveway provides ample off road parking to the front of the property.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC rating to be confirmed

Making An Offer

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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 sale 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 under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/ O2/ Vodafone all good Three okay
Broadband - Basic 16 Mbps / Superfast 80 Mbps / Ultrafast 1800 Mbps
Coastal Erosion - Withernsea
Coalfield or Mining Area - 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.

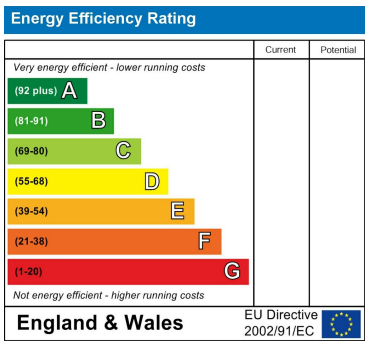
Floor Plan

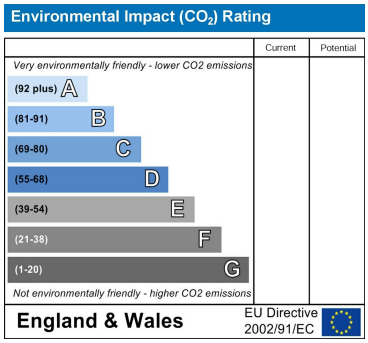


Area Map



Energy Efficiency Graph





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