



St. Mary Rise, Withernsea, HU19 2FD

Welcome to

St. Mary Rise, Withernsea

Semi-detached three-bedroom family home on St Mary Rise, Withernsea, boasting bright and spacious accommodation and easy access to the beach.



Entrance Hall

5' 3" max x 5' 2" max (1.60m max x 1.57m max)

Lounge

14' 7" max x 11' 9" max (4.45m max x 3.58m max)

Kitchen-Diner

14' 7" max x 9' 6" max (4.45m max x 2.90m max)

WC

5' 2" max x 2' 9" max (1.57m max x 0.84m max)

Landing

Bedroom 1

11' 3" max x 8' 2" max (3.43m max x 2.49m max)

Bedroom 2

9' 6" max x 8' 2" max (2.90m max x 2.49m max)

Bedroom 3

7' 1" max x 6' 1" max (2.16m max x 1.85m max)

Bathroom

Agents Note

Please note that the driveway is shared.

Welcome to

St. Mary Rise, Withernsea

- SEMI-DETACHED THREE BEDROOM HOME
- BRIGHT AND SPACIOUS KITCHEN-DINER
- PATIO DOORS TO THE LOW-MAINTENANCE REAR GARDEN
- SHARED DRIVEWAY
- CLOSE TO THE BEACH

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123704



Property Ref:
HDR123704 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



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