



# 8 ALMA STREET WITHERNSEA HULL

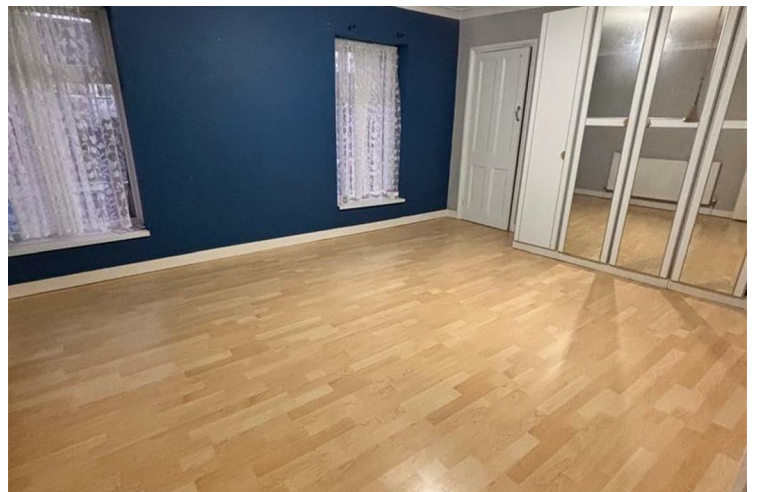
**£570 PCM**

**BOND £570**

Withernsea is known for its friendly community and beautiful seaside, making this location particularly appealing. The house is well-positioned to take advantage of local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

This terraced house in Withernsea is a wonderful opportunity for anyone looking to settle in a vibrant coastal town. With its practical layout and inviting spaces, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



Nestled in the charming coastal town of Withernsea, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers versatility for both relaxation and entertaining. These areas are perfect for creating a warm and inviting atmosphere, whether you are hosting friends or enjoying a quiet evening at home. The good-sized kitchen is a practical feature, providing ample space for culinary pursuits and family meals.

Outside, the concrete rear yard offers a low-maintenance outdoor space, perfect for enjoying the fresh air or setting up a small garden.

#### **Lounge**

11'8" x 11'8" (3.56 x 3.58)

Front facing lounge with UPVC window, laminate wood effect flooring and an electric fire. Double french doors connect to the dining room

#### **Kitchen**

11'4" x 8'11" (3.47 x 2.74)

Good sized fitted kitchen with a range of base and wall units and a fitted cooker.

#### **Dining Room**

10'11" x 12'4" (3.35 x 3.76)

Rear facing diner with UPVC window, electric fire and double french doors that connect to the lounge

#### **Bathroom**

8'6" x 6'5" (2.60 x 1.98)

White bath, sink and toilet

#### **Bedroom 1**

14'6" x 11'6" (4.44 x 3.53)

Front facing, large double bedroom with wardrobes. Wood effect laminate flooring

#### **Bedroom 2**

10'11" x 10'7" (3.34 x 3.24)

Rear facing double bedroom

#### **Rear Yard**

Concrete yard with a large shed and rear access

#### **Additional Information**

##### **TENURE**

Freehold with Vacant Possession on Completion

##### **PLANNING**

All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

##### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating - D

##### **AGENTS NOTES**

On the 26th June 2017 the Fourth Money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.



## SERVICES

Mains Water, Electricity, Gas and Drainage. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

## MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

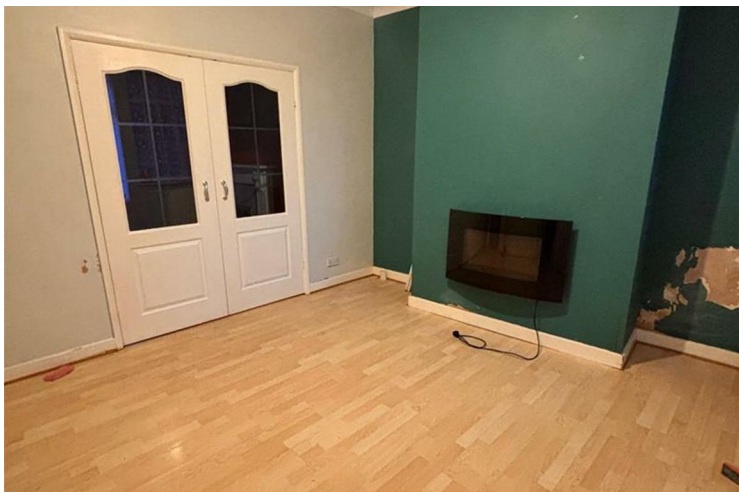
## VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

## ADDITIONAL INFORMATION

Frank Hill & Son for themselves and for the vendors of the property or articles out in these articles, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.

- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property
- Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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