



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 16 Briary Cottages

Offers Over £99,950

Dimlington Road Easington, HU12 0TG



LOOKING FOR A STARTER HOME, BUY TO LET OR HOLIDAY GETAWAY?

This two bedroom mid terrace property is located close to the village square and local amenities and is offered to the market with vacant possession and no onward chain. With uPVC double glazing and gas central heating, the accommodation comprises: entrance lobby, lounge, kitchen diner, two bedrooms and a bathroom to the first floor, outside is a low maintenance paved courtyard to the rear and a single garage set in a rear block. Available to view via appointment only, contact our office to arrange this.





### Entrance

A uPVC door opens to the entrance lobby with stairs rising immediately to the first floor, radiator and access through to the lounge.

### Lounge 11'7" x 11'3" (3.55 x 3.45)

Front facing living room with a uPVC window, radiator and under-stairs-storage cupboard.

### Kitchen Diner 11'1" x 14'9" (3.40 x 4.50)

Kitchen diner across the rear of the property fitted with modern grey units with black worktops and tiled splash backs, with space for a free standing cooker, plumbing for a washing machine and with a stainless steel sink and drainer. With vinyl flooring, radiator and two uPVC windows and door to the rear garden.

### Bedroom One 11'9" x 14'9" inc wardrobes (3.60 x 4.50 inc wardrobes)

With a bank of fitted wardrobes to one wall, one housing the gas combi-boiler, radiator and two UPVC windows.

### Bedroom Two 11'1" x 8'6" (3.40 x 2.60)

Rear facing bedroom with uPVC window, radiator and built-in cupboard.

### Bathroom 8'2" x 5'10" (2.50 x 1.80)

White three piece bathroom suite comprising bath with electric shower, low level WC and pedestal basin. With tiled splash backs, vinyl flooring, a tall towel radiator and obscured glass uPVC window.

### Garden/Garage

To the rear of the property is a paved garden with wooden shed, enclosed by walled boundaries with a gate opening to a shared access road at the rear serving this property housing a row of garages, one of which belongs to this property.

### Agent Note

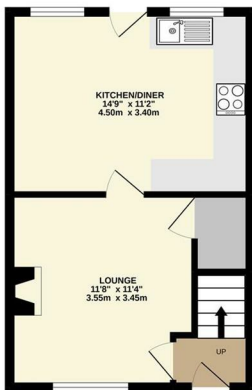
Parking: off street parking is available with this property via a shared area at the rear seating a

garage.

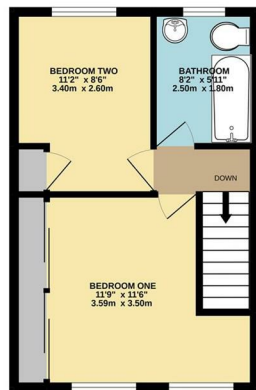
Heating & Hot Water: both are provided by a gas fired boiler.

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.

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 floorplan 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 LettingScribe



### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band A.

Services include mains gas, electric and drainage connections.

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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