



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



24 Briary Cottages,

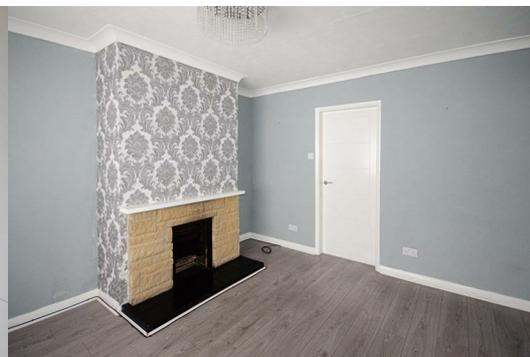
£113,000

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. After undergoing a program of modernisations the property offers a turnkey opportunity for anyone looking to simply move in and enjoy living by the sea. 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/Landing

A hardwood door opens to a front entrance lobby with stairs leading to the first floor landing and ceiling light.

Lounge 11'9" x 11'3" (3.60 x 3.45)

Pleasant sitting room with a front facing uPVC window, central heating radiator, under-stairs-storage cupboard and a fireplace with open grate fire.

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

Rear facing kitchen diner with two uPVC windows and a uPVC door opening to the garden. Fitted with a range of cream base and wall units with grey work surfaces, inset 1.25 bowl stainless steel sink and drainer with mixer tap, electric built-in oven with gas hob and extractor, plumbing for a washing machine and dishwasher, space for a vertical fridge freezer, wall mounted central heating boiler, tiled splashbacks, vinyl flooring, two ceiling lights and a radiator.

Bedroom One 11'9" x 11'5" (3.60 x 3.50)

Double bedroom with two front facing uPVC windows, ceiling light and radiator.

Bedroom Two 11'1" x 8'2" (3.40 x 2.50)

Rear facing uPVC window, radiator, ceiling light and a storage cupboard with shelves.

Bathroom 8'2" x 6'2" (2.50 x 1.90)

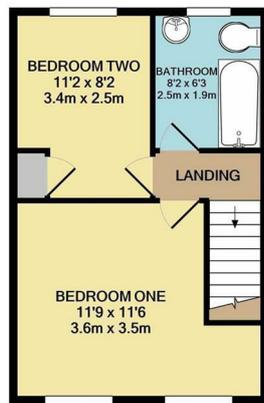
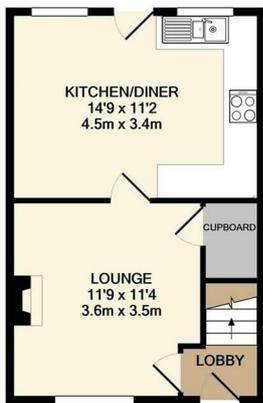
Three piece bathroom suite comprising panelled bath with mains fed shower above and glass splash back screen, low level WC and pedestal wash hand basin. Wet wall panels, radiator, vinyl flooring, ceiling light and an obscured glass uPVC window to rear aspect.

Garden

While the front of the property opens to the pavement to the rear there is a low maintenance courtyard with paved patio area, plant beds and fenced boundary. To the side and rear is a shared vehicular access way leading to a block of garages where there is a single garage belonging to this property.

Agent Note

Parking: there is shared off street parking available with this property to the rear.
 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.
 Council tax band A.
 The property is connected to mains gas & mains drainage services.



GROUND FLOOR
 APPROX. FLOOR
 AREA 338 SQ.FT.
 (31.4 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 338 SQ.FT.
 (31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

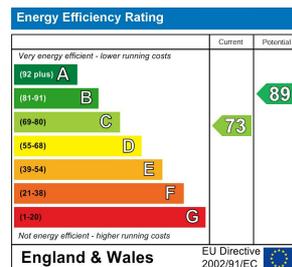
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

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Energy Efficiency Graph

Tenure: Freehold



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