



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Wayside Blacksmith Corner

Easington, HU12 0TN

Offers In The Region Of  
**£105,000**



LOOKING FOR A LOW MAINTENANCE HOME ON THE COAST?

This semi-detached cottage is located in the small coastal village of Easington, near to the Spurn Point nature reserve, popular for its bird watching community would make the ideal choice for any buyer looking to escape to the country or purchase a holiday home on the coast. The cottage has undergone a series of improvements including new windows, new flooring and new gas central heating and offers any buyer the opportunity to finish to their own taste. Comprising: entrance porch, lounge, wet room and fitted kitchen. To the first floor are two bedrooms. Outside is a low maintenance, paved, shared garden with the adjoining property. Offered to the market with the benefit of no onward chain and available now for viewings.





#### **Porch 3'6" x 2'9" (1.07 x 0.84)**

A uPVC entrance door opens in a porch with an acrylic roof and uPVC door leading into the lounge

#### **Lounge 12'1" x 11'10" (3.69 x 3.63)**

Lounge with uPVC window to the front, laminate flooring, central heating radiator, cupboard housing fuse box, shelving to the alcoves and open grate fireplace with tiled surround and hearth.

#### **Hallway 9'6" x 5'8" (2.9 x 1.73)**

Stairs to the first floor with storage cupboard, ceiling light and central heating radiator

#### **Wet room 8'11" x 5'8" (2.72 x 1.75)**

Recently fitted wet room with WC and hand basin, wet wall panelling, mains fed shower unit and chrome heated towel rail. UPVC window to the side aspect.

#### **Kitchen 9'10" x 9'10" (3.01 x 3.00)**

Kitchen with uPVC windows to the rear and side aspect, 1/2 glazed uPVC rear door leading to the rear courtyard. Base units with worktops, tiled splashbacks and stainless steel sink and drainer. Space for a washing machine, electric cooker and fridge freezer. Non slip vinyl floor, central heating radiator and ceiling strip light.

#### **Landing**

Central landing with ceiling light and access to bedroom 1 and 2

#### **Bedroom 1 11'9" x 11'9" (3.6 x 3.6)**

UPVC window to the front with views of the church, central heating radiator, ceiling light and wall mounted Ideal boiler.

#### **Bedroom 2 9'6" x 9'6" (2.9 x 2.9)**

UPVC window to the rear aspect, central heating radiator, part sloped ceiling with ceiling light. Built in airing cupboard with central heating radiator and shelving.

#### **Garden**

To the front is a walled forecourt with metal gate. To the rear of the property is a paved, low maintenance garden shared with the adjoining property and a gate to the road side. There are a range of potted plants, a rockery and a former washhouse and coal store providing useful storage.

#### **Agent Notes**

##### **SERVICES**

Services include mains gas, electric and drainage connections.

#### **TENURE**

Freehold

#### **COUNCIL TAX**

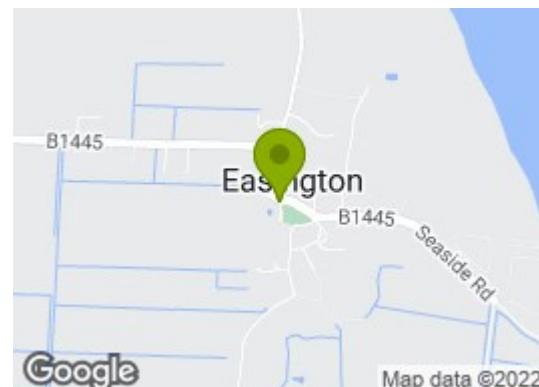
Council tax is paid to the East Riding of Yorkshire Council, we are advised the property is in valuation band A.

#### **LOCATION INFO**

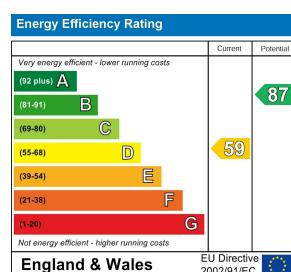
Easington is located between the town of Withernsea and Spurn Point. It is a pretty village with a historic church and village square. There is a primary school, various public houses and a popular community centre. Easington is close to Spurn point nature reserve, being a haven for bird watchers and there is also access to the beach on the edge of the village. There is a limited bus service through to Withernsea.



#### **Area Map**



#### **Energy Efficiency Graph**



Council Tax band:A

Tenure: Freehold

**Directions:** From Hull head onto the A1033 towards Withernsea. Upon entering Patrington take the right hand fork signposted Easington. Continue past the village church and follow the road through the village of Welwick. Carry on this road, upon entering Easington continue to the T junction between Hull Road and Dimlington Road, turn right heading towards the village square and the property is on the right hand side opposite the church.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

[sales@goodwinfox.com](mailto:sales@goodwinfox.com), | [rent@goodwinfox.com](mailto:rent@goodwinfox.com)

